

Cleve House

Kelmscott, Lechlade, Gloucestershire GL7 3HQ



Detached family home | Four double bedrooms

Plus two additional bedrooms/family rooms | Refitted kitchen/diner

Situated next to paddock land in a delightful location | EPC E

£725,000

Cleve House

Kelmscott, Lechlade, Gloucestershire GL7 3HQ



4 Bedrooms



2 Bathrooms



3 Receptions

A substantial, detached family home built on a large plot in the delightful village of Kelmscott. The property has been upgraded and improved and boasts many desirable features. It is approached over a gravelled driveway with off road parking for many vehicles, there is a detached double garage with power and light connected and also a shed.

On entering the property, the porch leads into an entrance hall with stairs rising to the first floor and a cloakroom off. The stunning kitchen/diner offers a range of wall and floor mounted units with granite worktops over and includes an integral dishwasher, induction hob and fridge, which are Neff appliances. There is also a large utility room off the kitchen which is an extremely useful space. A rear lobby gives access to two rooms, which could either be used as additional bedrooms or a study/playroom or even a dining room. The room to the rear of the property has French doors leading on to the rear garden. The option is available to make this area into a self-contained annexe which would be very useful. The ground floor is completed by a lovely sized living

room which offers a bay window to the rear and a fireplace with working fire.

On the first floor, the delightful master bedroom is of a good size, offering a large walk-in wardrobe and French doors leading on to a Juliet balcony with views over the adjoining paddock. This room also offers an en suite bathroom which has a wonderfully large bath with a shower over and matching white suite. There are a further three double bedrooms, two of which offer built-in wardrobes, and a family bathroom with white suite.

Outside, the rear garden is a wonderful space which is mainly laid to lawn with a pond area and lies adjacent to paddock land. There is also a large patio area and a range of trees and shrubs.

N.B. The property is being marketed on a multi-agency agreement with Chancellors and ourselves.



Amenities

Kelmscott is a remote rural village in a tranquil corner of West Oxfordshire. It is situated 2.5 miles east of Lechlade and five minutes' walk from the River Thames.

There is a local public house and restaurant, The Plough, dating back to 1631, and St George's medieval parish church, but no shops or public transport.

Kelmscott Manor is famous as the summer home of William Morris. The house and gardens are open from April to the end of October.

Home Farm produces the well-known Kelmscott Country Pork, which is sold in the best butchers, supermarkets and restaurants locally and Manor Farm, a National Trust 17th Century farmhouse, runs a B&B with a friendly relaxed atmosphere.

Directions

From Faringdon, take the A417 towards Lechlade. Continuing along this road through Buscot and just over the bridge before you get to Lechlade, turn right signposted to Kelmscott. Proceed down this road and take the second turning into Kelmscott. Pass the pub (The Plough) and you will then see a red telephone box. Go up this lane and the property is the first on the left, indicated by the agent's 'For Sale' board.

Services & Tenure

We believe the property is served by mains electricity and water, with oil-fired central heating and drainage by way of a septic tank. The vendor informs us that the Tenures is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

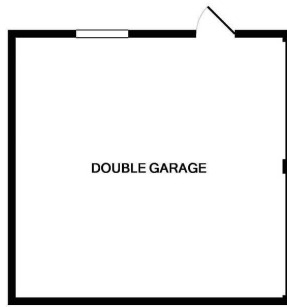
West Oxfordshire District Council

Ref: FAR/4386/HM/KF/110317



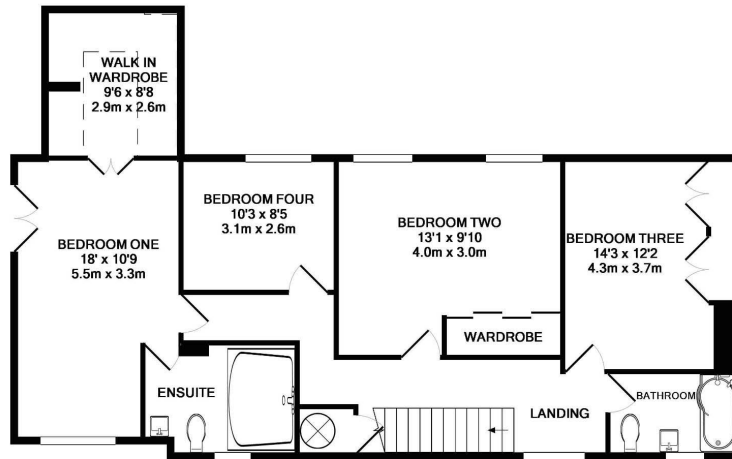




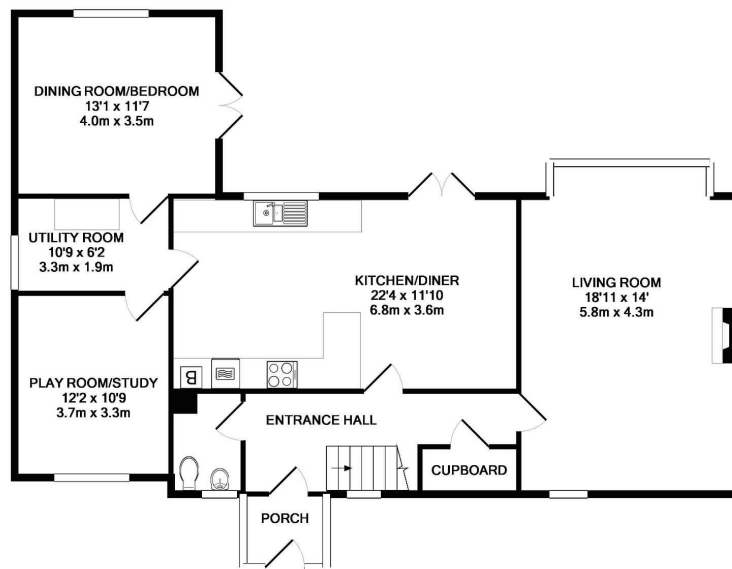


DOUBLE GARAGE

GARAGE



1ST FLOOR



GROUND FLOOR

CLEVE HOUSE, GL73HQ
TOTAL APPROX. FLOOR AREA 2004 SQ.FT. (186.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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