

- THE COTSWOLD ESTATE AGENCY -



# KATE'S COTTAGE Northleach

# Kate's Cottage, Northleach, GL54 3HE

Sitting Room Kitchen/Dining Room Study 3 Bedrooms 2 Bathrooms Garden and terrace

### A beautiful village house in the heart of Northleach

#### Location

Situated in the heart of Northleach, Kate's Cottage is ideally located with village amenities on the doorstep. Northleach is a beautiful and vibrant historic town close to both Cirencester and Cheltenham, with a superb variety of shops including an awardwinning butcher, a vintner, a chemist and a post office. The town also benefits from a doctor's surgery, primary school, nursery, tennis courts, a playground, a magnificent medieval church and fabulous gastro pubs The Wheatsheaf Inn and The Sherborne Arms.

Daylesford Organic Farm Shop, 12 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

Known as the "Capital of the Cotswolds", Cirencester to the south is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham only a short drive west offers excellent shopping and dining and is also host to literary, jazz and food festivals, and of course, horse racing. Sporting opportunities are abundant with nearby golf courses in Cheltenham, Ciren, Minchinhampton and Naunton; footpaths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including The Cotswold School, Kitebrook, Cheltenham Colleges, Rendcomb College, Pate's and Marling to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

Cirencester 9 miles Burford 9 miles Stow-on-the-Wold 10 miles Cheltenham 12 miles Kingham 12 miles (direct train to London Paddington 85 minutes) Oxford 25 miles

All distances and times are approximate















### **General Information**

#### Tenure: Freehold.

Services: Mains water, electricity and drainage. Oil-fired central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.



Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band D and EPC rating E.



#### Description

Kate's Cottage is a fabulous semi-detached Cotswold village house. The owner has been mindful to create a welcoming and charming home which is also practical and well adapted to everyday living with superbly flowing living spaces.

The kitchen/dining room is the heart of the house and a great space for everyday dining and when entertaining family and friends. The kitchen is well quipped with all the necessary modern appliances and offers plenty of worktop and storage space. A stable door leads directly to the terrace and garden beyond.

The sitting room is a wonderful room in which to relax and is lovely and cosy

in the colder months with the roaring wood burner.

Upstairs, the first floor comprises two double bedrooms, one with an en suite bathroom, and a family bathroom. On the second floor is an attic bedroom and a study.

All the rooms are well laid out and lovely and bright and light.

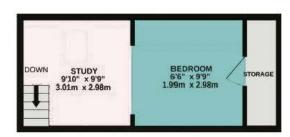
Outside the garden is an enchanting spot in which to relax and unwind after a long day. The terrace area is ideal for BBQs and summer sundowners.







1ST FLOOR



2ND FLOOR

222 sq.ft (20.6 sq.m.) approx.

TOTAL FLOOR AREA 1224 sq.ft (113.7 sq.m.) approx

What werey attempt has been made to ensure the accuracy of the ticorgian contained here, measurements of doors, windows, noons and any other items are approximate and no responsibility is taken for any error, omission or mois statement. This pinn is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and applicances shown have not been tested and no guarantee act to their operability or efficiency can be given.

## SHARVELL PROPERTY

- THE COTSWOLD ESTATE AGENCY -

t: 01285 831 000 | e: office@sharvellproperty.com Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details April 2025.