

established 200 years

Tayler & Fletcher



College Dene

The Green, Northleach, Gloucestershire, GL54 3EX

Guide Price £725,000





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A beautifully presented semi-detached three bedroom Grade II Listed period townhouse with a private walled courtyard garden located in the heart of Northleach within walking distance to all local amenities and within catchment to excellent local schooling.



LOCATION

College Dene is situated in the heart of Northleach in a peaceful position away from the main market place. Northleach is a small historic market town that was a centre of considerable importance in the wool trade in the Fifteenth Century. There are an abundance of fine period buildings and the Church of St Peter and St Paul. There are good shopping facilities including an award winning butcher, grocer, chemist, baker, doctor's surgery, post office, hairdresser and beauty salon, a wine bar and a number of public houses with the highly acclaimed Wheatsheaf Inn. Northleach also has a cricket club, tennis courts and outdoor swimming pool as well as a network of footpaths through beautiful countryside.

Local schools include a nursery and primary school in Northleach whilst secondary schools nearby include Burford School, The Cotswold School in Bourton-on-the-Water and Hatherop Castle. Cheltenham College, St Edward's School and Pate's Grammar School in Cheltenham are also easily accessed from Northleach.

From Northleach, the area's larger commercial centres of Cheltenham (14 miles), Cirencester (11 miles) and Oxford (29 miles) are all within driving distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (18 miles), Kemble (16 miles) and Kingham (14 miles) and a comprehensive local bus network. Meanwhile, Soho Farmhouse (26 miles) and Daylesford Organic (13 miles) are nearby.

DESCRIPTION

College Dene is a beautifully presented Grade II Listed semi-detached three bedroom period townhouse that is situated in a quiet peaceful setting in the heart of Northleach within walking distance to the local amenities and excellent schooling in the surrounding area.

The property comprises a kitchen and sitting room downstairs. There are two bedrooms and a family bathroom on the first floor with the master bedroom and en suite shower room on the second floor. There is a private walled courtyard garden that is low maintenance located to the front of the townhouse.

The property has an established lettings history over some years and would therefore present an investment opportunity for someone purchasing with lettings intentions in mind.

Approach

Gravelled area leading to timber framed door with double glazed insert panel to:

Kitchen

Modern fitted storage units to the wall and base level with marble work surfaces. Stainless steel sink unit with mixer tap. Neff electric oven and grill. Neff five ring electric induction hob with extractor above. Space for refrigerator and freezer. Wine refrigerator. Dishwasher. Samsung washing machine. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Exposed stone walls. Cupboard housing the oil fired central heating boiler. Single glazed windows with shutters to the side elevation. Double glazed windows to the front elevation. Exposed stone walls. Timber framed door to:

Sitting Room

Recessed fireplace. Range of book shelving. Timber beams. Timber framed door to walk-in storage cupboard. Oak tiled flooring. Single glazed windows to the front elevation. Single glazed windows with shutters to the side elevation. Stairs with timber balustrade rise to:

First Floor Landing

Built-in storage cupboard. Single glazed windows with shutters to the side elevation. Timber framed door to:

Bedroom 2

Built-in wardrobes. Single glazed windows with shutters to the front and side elevations. From the first floor landing, timber framed door to:

Bedroom 3

Built-in cupboard. Single glazed windows with shutters to the side elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback and cupboard below. Shower cubicle with overhead rain effect shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Single glazed windows to the side elevation. From the first floor landing, stairs with timber balustrade rise to:

Master Bedroom

Vaulted ceiling with timber beams. Exposed stone walls. Oak timber flooring. Built-in wardrobe. Velux double glazed windows to the side elevation. Timber framed doors to:

En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap and tiled splashback. Chrome heated towel rail. Walk-in shower with overhead rain effect shower. Part tiled walls. Tiled flooring. Velux double glazed window to the side elevation.

OUTSIDE

College Dene has a private low maintenance walled courtyard garden. There is a gravelled area adjacent to the house that enables outside dining and entertaining with some raised beds featuring mature shrubs and plants. A feature of the garden is that it has been landscaped and is well maintained. Storage shed and screened oil tank. Timber gate provides pedestrian access to and from the property whilst there is a second access through double timber low gates from a neighbouring property, which has been used for vehicular access in the past.

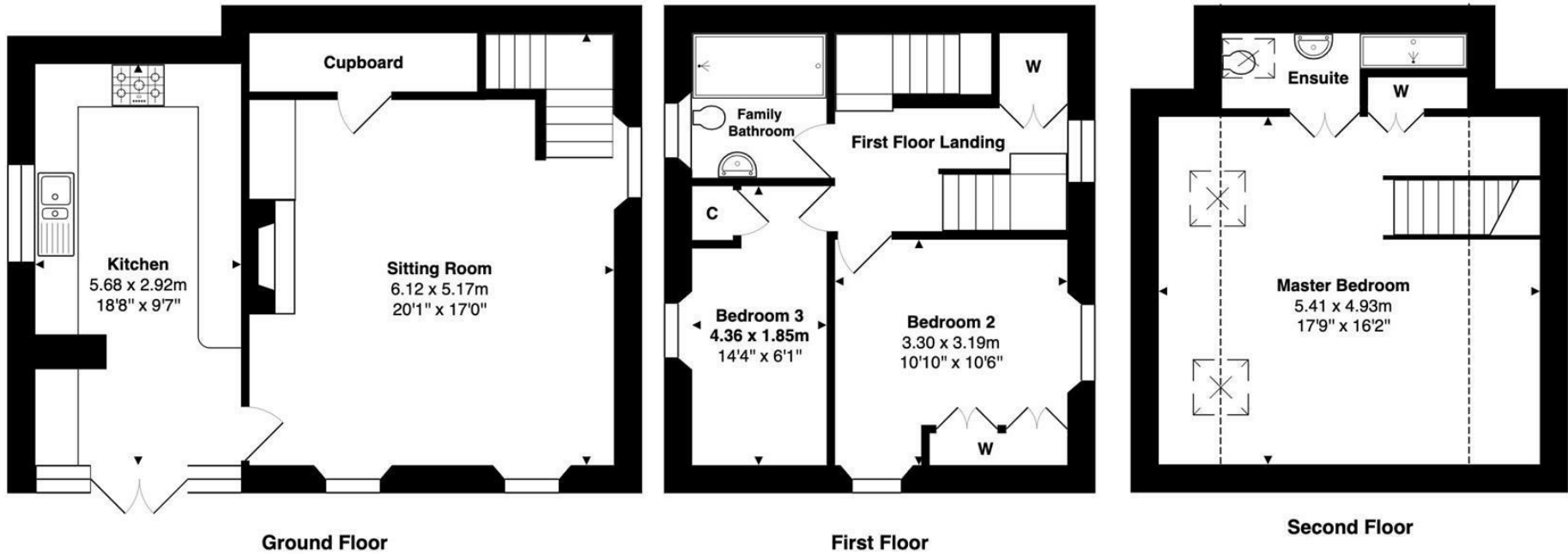
SERVICES

Mains electricity, water and drainage. Oil fired central heating.

LOCAL AUTHORITY / COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Telephone: 01285 623000 / Band 'E'
Rate payable for 2024 / 2025 £2669.27





Approximate Gross Internal Area

112.3 m² ... 1209 ft²

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	