

March Cottage

High Street, Northleach, Cheltenham



A wonderful three bedroom cottage with off street parking and a private garden in the desirable village of Northleach.

Burford 9 miles | Cirencester 11 miles | Cheltenham 13 miles | Kingham Station 14.5 miles
(London Paddington in 90 minutes) | M4 (Junction 15) 27 miles
(Distances and times approximate).


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Summary of accommodation

Main House

Ground Floor: Hall | Kitchen/family room | Sitting room | Laundry room | WC

First Floor: Principal bedroom with en suite shower room | Two bedrooms | Bathroom

Garden and Grounds

Terrace | Garden | Off street gravel parking



Situation

(Distances and times are approximate)

Northleach is a small historic town situated about nine miles from the market town of Cirencester. Tucked away from the busy A40, between undulating hills, it stands at a crossroads on the Roman Fosse Way in an Area of Outstanding Natural Beauty. The streets in and around the ancient marketplace are rich in architectural interest, ranging from half-timbered Tudor houses to merchants' stores.



Northleach has an excellent variety of shops, including an award-winning butcher, a vintner, a chemist and a post office. The town also benefits from a doctor's surgery, junior school, nursery, a magnificent medieval church and the well-regarded Wheatsheaf Inn. More extensive shopping, leisure and educational facilities can be found in Cheltenham and Oxford.



The Property

March Cottage is a detached stone-built house that is well-located and within walking distance of the town's amenities. Off the hall at the front of the house is a light and cosy sitting room benefiting from a bay window and a log burning stove set on a raised hearth. There is also a downstairs cloakroom and a laundry/utility room that provides further storage.

At the rear of the house is the contemporary kitchen, which has integrated appliances, an Aga, and a breakfast bar. The kitchen flows through to a dining area and family room. There are double doors which lead directly out to the patio and garden.

On the first floor, there is a principal bedroom with an en suite tiled shower room and two further double bedrooms with fitted wardrobes and a family bathroom.



Outside

At the rear of the house is a terraced area with steps leading to a lawned garden with established trees, shrubs and a seating area. At the front of the property, there is off street parking for a few cars, with additional parking available on the street.

Property Information

Tenure: Freehold

Local Authority: Cotswolds

Council Tax: Band E

EPC: D

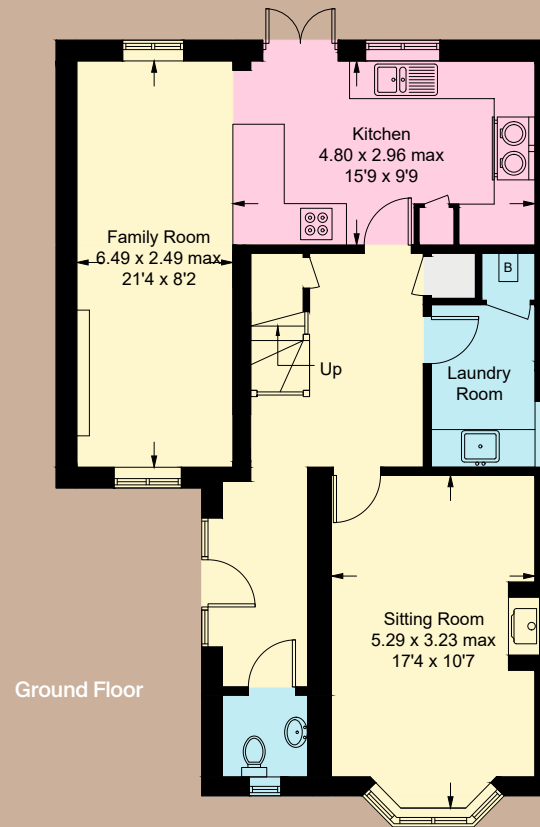
Guide Price: £695,000

Directions (GL54 3ET): From Stow-on-the-Wold, take the A429 Fosse Way southerly to Northleach. At the traffic lights, turn left into the West End and on to the High Street. Proceed through the town, passing the Market Square and continue for approximately 500 yards, where the property will be found on the left-hand side before reaching Northleach Court.

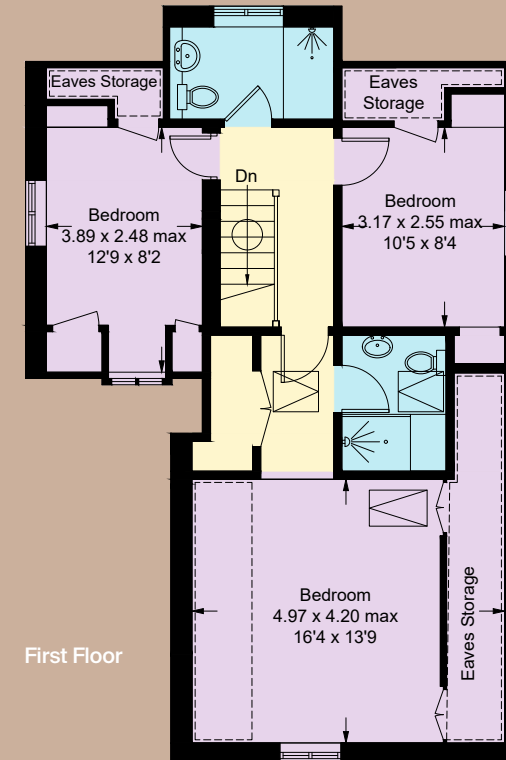
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
139.2 sq.m / 1,498 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



= Reduced headroom below 1.5m / 5'0



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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