



1 BRADLEY DRIVE

Northleach, Cheltenham, Gloucestershire, GL54



1 BRADLEY DRIVE, NORTHLEACH

A very well presented five bedroom family home on an exclusive gated development with ample parking on the private driveway, a generous landscaped garden and stunning rural views.

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Local Authority: Cotswold District Council
Council Tax band: G
Tenure: Freehold

Distances: Burford 9 miles | Cirencester 11 miles | Cheltenham 13 miles | M4 (Junction 15) 27 miles. (All distances are approximate).
Services: Mains Water, electricity and drainage. Private Calor Gas supply and Fibre optic broadband with Ethernet.

Guide Price: £1,200,000



THE PROPERTY AND SITUATION

No.1 Bradley Drive is a luxury five double bedroom family home, thoughtfully designed with spacious and well-presented rooms throughout. The kitchen and snug/dining rooms open on to a paved terrace through bi-fold doors, making it a wonderful outdoor dining and entertaining spot. There is also a lovely living room with a log burner, a TV room and a quiet study with underfloor heating throughout the ground floor and in all bathrooms and shower rooms. Upstairs, the principal bedroom features built-in wardrobes and an en suite shower room. There are two additional bedrooms with built-in wardrobes and a family bathroom. On the second floor is a second family bathroom, a comfortable guest bedroom with an en suite shower room, and a large fifth bedroom with built-in wardrobes that are perfect for family or visitors. The garden has been thoughtfully landscaped by the current owners and is mainly laid to lawn, creating a peaceful green space. It also features a spacious porcelain patio and BBQ area, ideal for outdoor dining and entertaining. To the side of the house is a double garage with a large en suite studio room above.

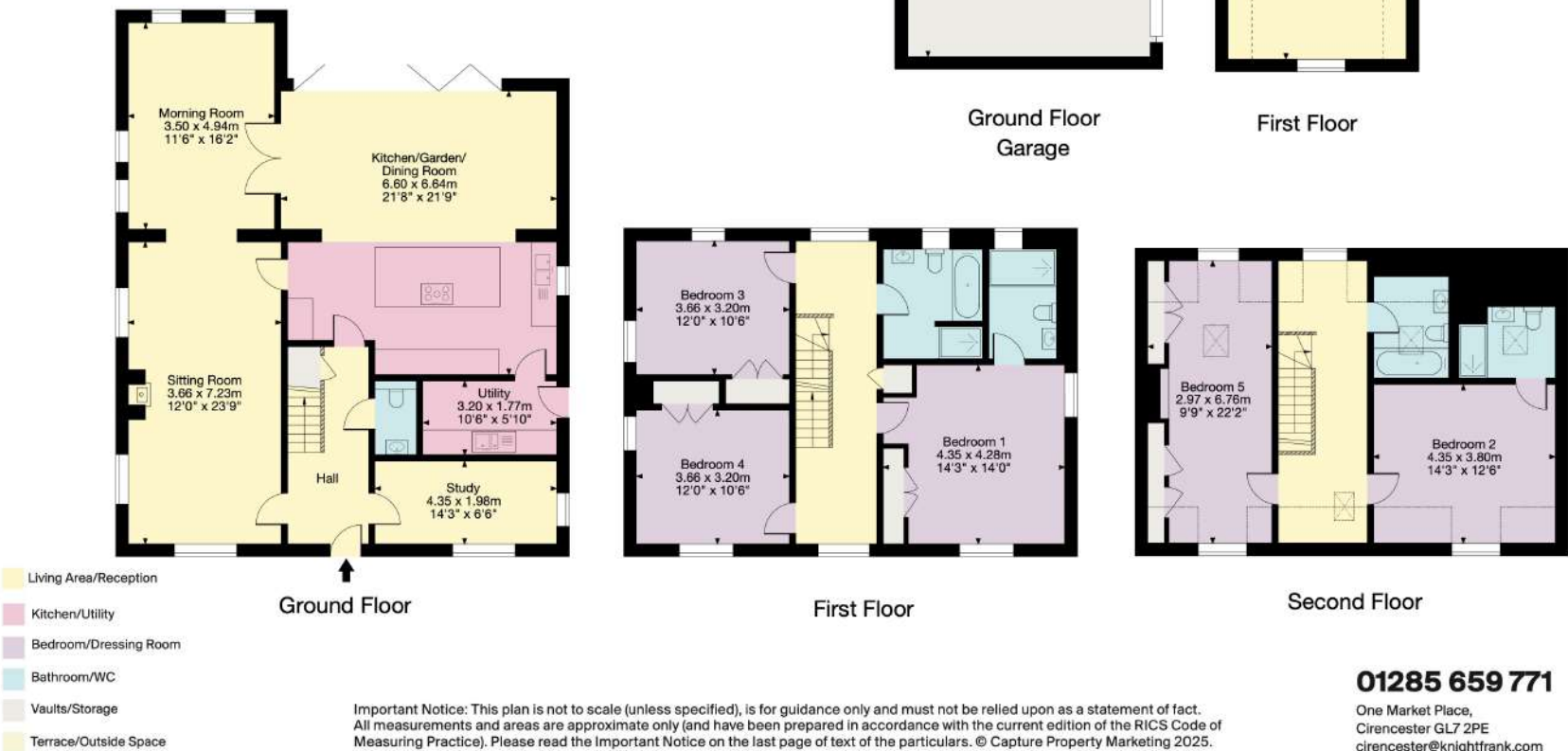
Northleach is a small historic Cotswold market town about 11 miles from Cirencester. It has an excellent variety of shops, including an award-winning butcher, a wine bar, two local pubs, a chemist and a post office within walking distance. There is also a magnificent church, doctor's surgery, a good C of E Primary School and a playgroup.

The property falls within the catchment area for The Cotswold Secondary School in Bourton-on-the-Water, just 6 miles away, which is consistently rated "Outstanding" by Ofsted. There are indoor Padel Courts locally at Far Peak and Daylesford Farm, and the private members' club Bamford is just 12 miles away. More extensive shopping, leisure and educational facilities can be found in Cheltenham and Oxford. Kingham and Moreton-in-the-Marsh train stations are around 15 miles away and operate a regular direct service to London Paddington, which takes around 1.5 hours.



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Gross Internal Area (Approx.)
Main House = 251 sq m / 2,701 sq ft
Garage = 78 sq m / 839 sq ft
Total Area = 329 sq m / 3,540 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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