



Fallows Road, Northleach

Gloucestershire



This charming detached property, located in a popular cul-de-sac in the Cotswold town of Northleach, has been thoughtfully upgraded to blend modern open-plan living with cosy, private reception spaces.

Upon entering, you are greeted by access to the principal rooms on the ground floor. Currently arranged as a living room, study, and a generous open-plan kitchen/dining room that spans the entire side of the house, this space overlooks the garden. The kitchen is truly the heart of the home, designed for both entertaining and everyday living, with shaker style units providing ample storage, and a large island providing additional workspace. The living room boasts, a log burner and sliding patio doors that lead to the garden. A convenient W/C completes the ground floor accommodation. There is also an office to the rear of the garage which can be accessed through the garden and the garage.

Upstairs, the principal suite boasts ample fitted wardrobe space and an en-suite shower room. Three additional well-sized bedrooms share the main family bathroom, which features a traditional three-piece suite with a blend of classic and modern touches for a luxurious feel.

Externally, the garden is predominantly laid to lawn and thoughtfully planted with beds and borders, and a patio area provides the perfect spot for al-fresco dining. This home also benefits from driveway parking and a garage.

EPC: C

Council Tax Band: F

Tenure: Freehold

What3Words: soups.people.trinkets

Northleach is well served with shops including a Post Office, Chemist, and a variety of pubs/restaurants.





Fallow Road, Northleach, GL54 3QQ

Main House Approx. Gross Internal Area:- 128.65 sq.m. 1385sq.ft.

Garage & Office Approx. Gross Area:- 12.36 sq.m. 133 sq.ft.

Total Approx. Gross Area:- 141.01 sq.m. 1518 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

www.dmlphotography.co.uk

High Street, Bourton-on-the-Water

Gloucestershire, GL54 2AN

01451 822977 harrisonhardie.co.uk