



HARRISON
Sales &
Lettings
ARDEN

Dutton Lane, Northleach



NO ONWARD CHAIN

Located in the heart of the picturesque Cotswold village of Northleach, this charming two-bedroom character cottage offers an exciting opportunity for homeowners or investors seeking a property with potential. A much-loved home, it now provides the ideal chance for modernisation throughout and the opportunity to put your own stamp on it.

Accessed via a public footpath along Dutton Lane, the front door opens into a spacious kitchen, which leads to the south-facing rear garden and provides access to the first floor. To the right, a bright and welcoming living room features exposed character beams, a feature fireplace, and double doors opening onto the patio area.

Upstairs, there are two generously sized double bedrooms and a family bathroom.

Externally, the property enjoys a well-proportioned, south-facing rear garden, with mature trees at the far end offering both privacy and a useful garden store located at the bottom of the garden.

EPC: G

Council Tax Band: C

Tenure: Freehold

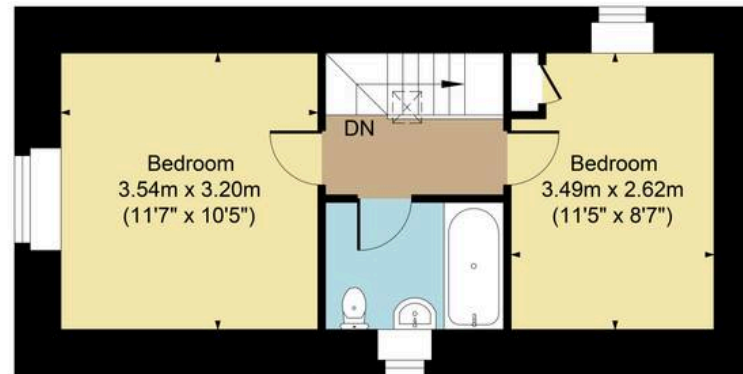
What3Words: [///marzipan.different.tricks](https://www.what3words.com/#!/en/0984/0984/0984/marzipan.different.tricks)

Northleach is a former medieval wool town with many fine historic buildings and a beautiful Parish Church. The town is well served with shops for day to day requirements including a Post Office, Chemist, Doctors Surgery, Museum and a variety of pubs/restaurants. There are primary schooling and pre school nursery facilities. The town is easily accessible, lying on the cross roads of the Fosseway (A429) and the Cheltenham to Oxford Road (A40).

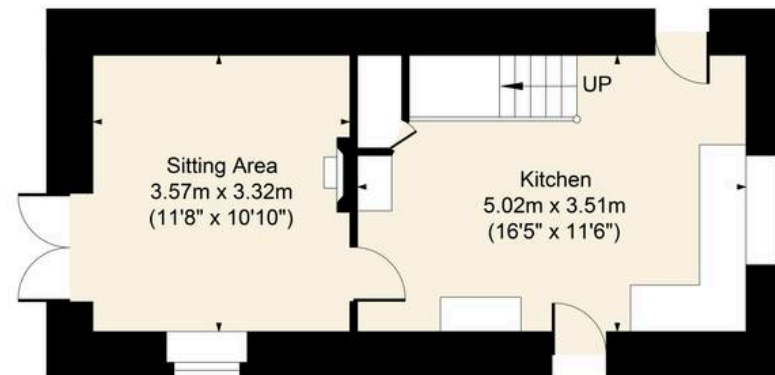




Main House Approx. Gross Internal Area:- 60.26 sq.m. 649 sq.ft.
Store Approx. Gross Area:- 1.41 sq.m. 15 sq.ft.
Total Approx. Gross Area:- 61.67 sq.m. 664 sq.ft.



First Floor



Ground 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
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