



1 Lane cottage High Street, Northleach, Cheltenham, GL54 3EU
Chain Free £260,000

Cain & Fuller

1 Lane cottage High Street, Northleach, Cheltenham, GL54 3EU

1 Lane Cottage, Northleach offers a unique opportunity to purchase a semi detached Cotswold Stone Cottage located in the heart of Northleach close to all amenities and facilities that this small market town has to offer. The accommodation requires refurbishment and offers in coming purchasers scope to create an attractive home full of original character features. Externally the property benefits from a large and long garden boasting a sunny aspect with a selection of established shrubs and specimen trees. Access to the cottage is via Meadow Lane through a pedestrian gate leading to the enclosed garden and cottage. We are able to bring the property to the market in a chain free position and urge early viewing through the vendors sole agent Cain & Fuller in Cirencester.

Northleach

Northleach is a delightful medieval wool town, boasting many fine buildings and a parish church. Well, served with shops for day-to-day requirements including a Post-Office, award-winning Butcher, Chemist, Greengrocer / Baker, Wine Shop, Medical centre, Veterinary Surgery and Museum together with a variety of restaurants and public houses. There is a good primary school, several pre-school groups and sits within the catchment area for the Cotswold School at Bourton on the Water.

Near by Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course

for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Outside

The cottage benefits from a large sunny garden to the side and rear of the cottage enclosed by a dry Cotswold stone wall , established with a selection of shrubs and specimens trees, lawn to the top end by the cottage with side gated access. Access to the cottage is through a pedestrian gate on Meadow Lane.

EPC

To follow

Council Tax

Band D

Tenure

Freehold

Viewing

Through Cain & Fuller in Cirencester

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to

scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

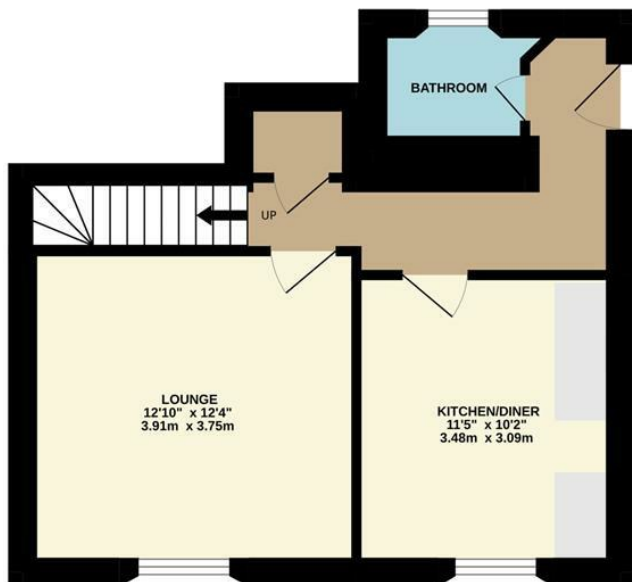
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

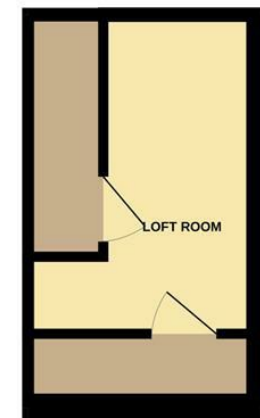
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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