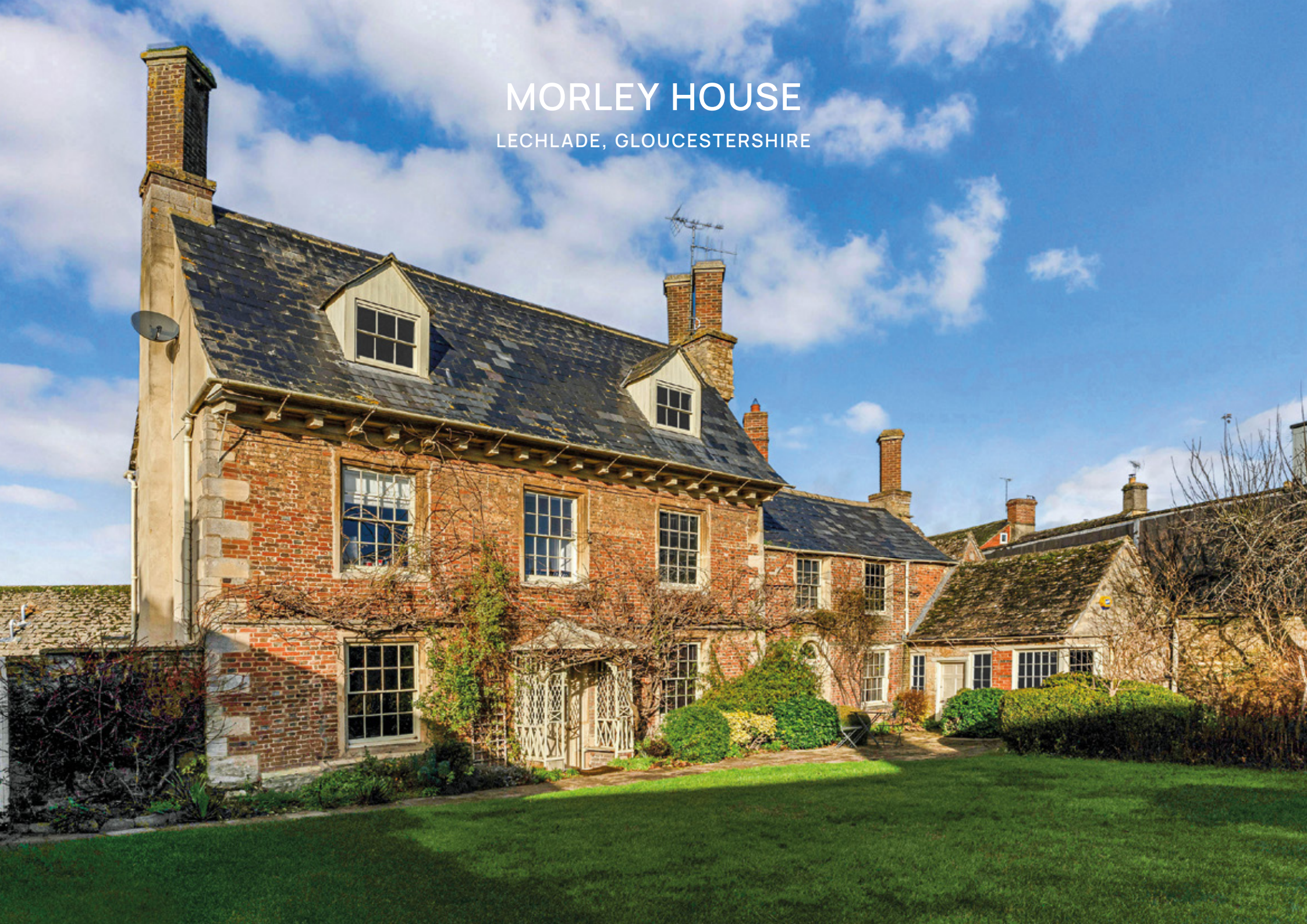


MORLEY HOUSE

LECHLADE, GLOUCESTERSHIRE




A Queen Anne Grade II Listed six-bedroom period townhouse, prominently located in the centre of Lechlade.

Ground Floor: Entrance hall • Kitchen/Breakfast room • Study • Snug • Drawing room • Family room • Ground floor bedroom with adjoining shower room • Cellar

First Floor: Principal bedroom with dressing room and adjoining bathroom • Two double bedrooms, one with dressing room • Family bathroom

Second Floor: Two bedrooms • Bathroom

Outside: Lawned front garden • Stone outbuilding with storage and utility • Side patio terrace

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@butlersherborn.co.uk

www.butlersherborn.co.uk

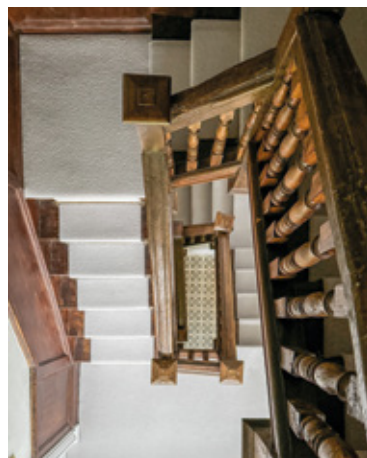
The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Morley House is a captivating blend of history and architectural evolution, originally dating back to the 14th century with exquisite later additions from the Tudor and Queen Anne eras. These layers of design reflect the property's rich heritage while adding unique character to its timeless charm with the convenience of a central yet secluded location. This unique combination makes it an exceptional find for those seeking privacy without compromising on accessibility. Boasting six spacious bedrooms and generous reception areas, the property offers exceptional versatility, catering to a wide range of lifestyle needs, from hosting guests to accommodating family living.

At the front, Morley House boasts a generous garden, accessible through a charming cast iron gate off the market place. The lawned front garden is well-screened by mature trees, offering privacy and picturesque views across to the church spire. To the side, a delightful patio terrace provides an inviting setting, perfect for outdoor entertaining.





SERVICES

Mains water, electricity, gas and drainage. Fibre Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or

private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

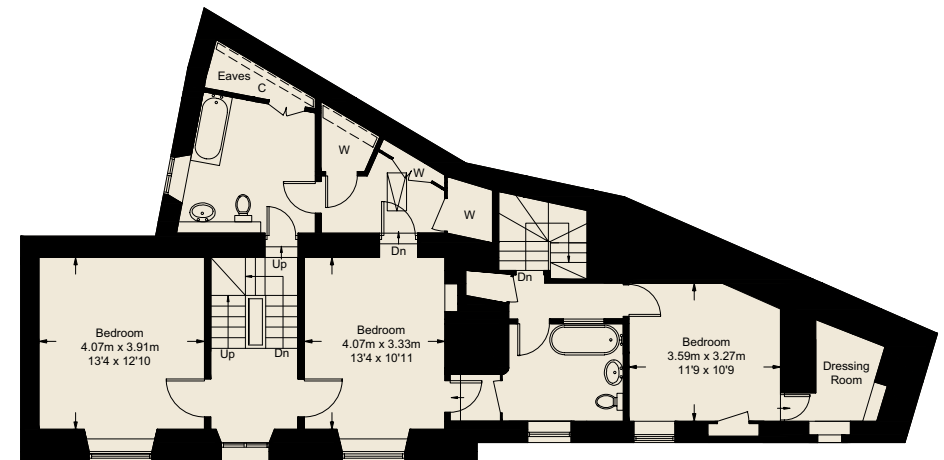
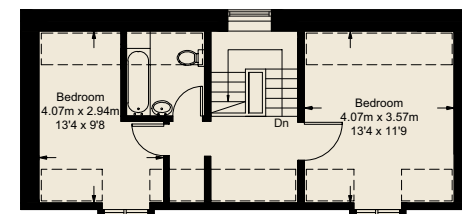
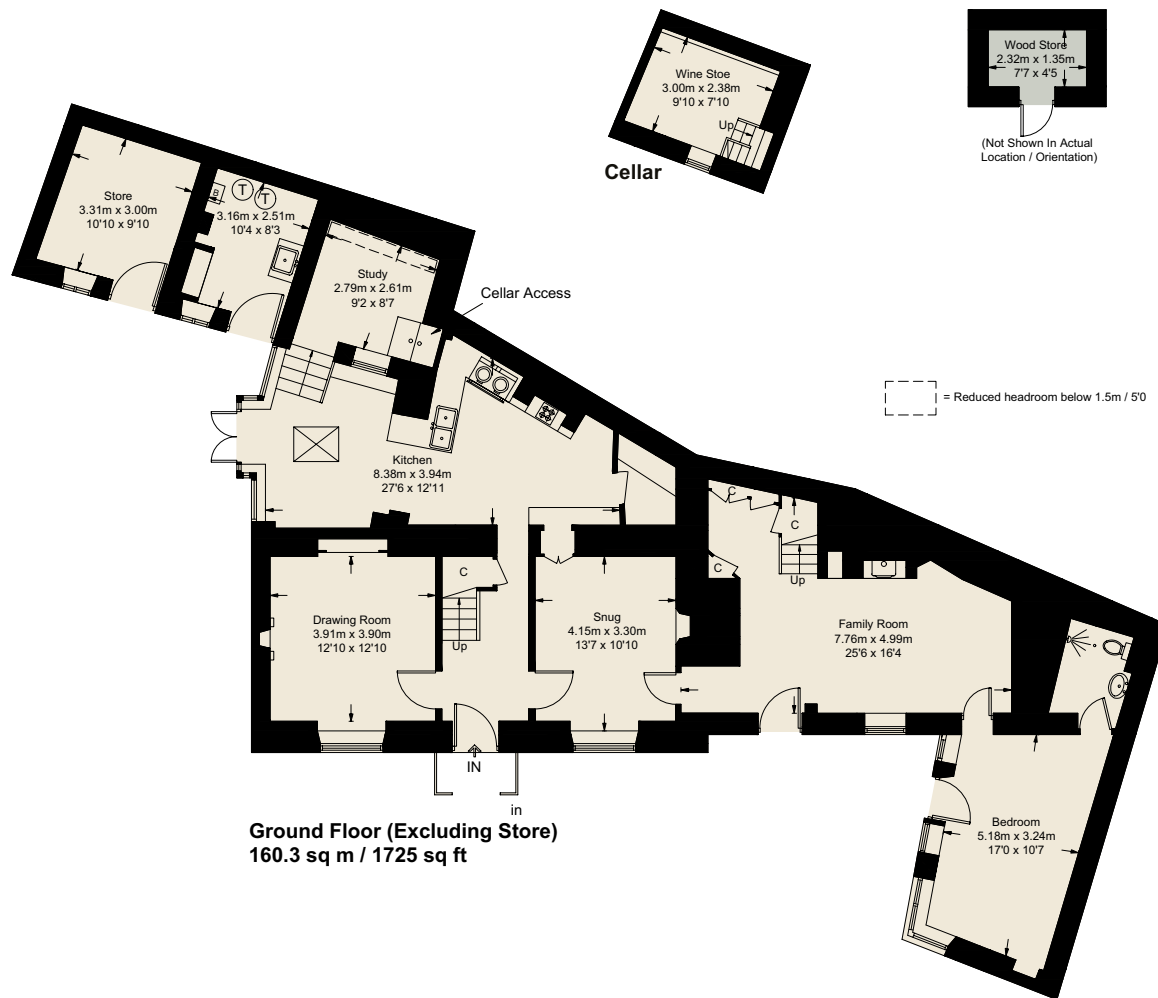
Freehold

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. T: 01285 623000 W: cotswold.gov.uk

COUNCIL TAX: Band E





Approximate Gross Internal Area = 301.8 sq m / 3248 sq ft

Cellar = 7.6 sq m / 82 sq ft

Store = 9.9 sq m / 107 sq ft

Wood Store = 3.1 sq m / 33 sq ft

Total = 322.4 sq m / 3470 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1152188)

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk

DIRECTIONS (Postcode GL7 3AA)

From Burford take the A361 in the direction of Fairford and Lechlade. Continue through Lechlade and Morley House can be found on the right hand side, behind mature trees through a cast iron gate to the right, opposite the market square where the current owners park on street.

what3words: ///cyclones.winners.reply



Pubs

New Wave Brasserie – within walking distance
The Swan Southrop – 3.7 miles
Trout Inn, Lechlade – 1 mile



Schools

Saint Lawrence Church of England Primary School – within walking distance
Farmor's – 4.9 miles



Train station

Swindon – 11 miles



Members Clubs

Thyme, Southrop – 3.2 miles
Daylesford Farmhouse 19.3 miles
Estelle Manor – 21 miles

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Disclaimer 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. 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. 4. Please discuss with us any aspects which 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: December 2024. Particulars written: December 2024. Brochure by wordperfectprint.com

