



34 EASTLEACH
GLOUCESTERSHIRE

A charming semi-detached three bedroom cottage, set in generous gardens, with great potential to upgrade, situated in the desirable village of Eastleach.

Ground Floor: Entrance Hall • Kitchen • Sitting Room

First Floor: Three Bedrooms • Family Bathroom

Outside: Outbuilding • Extensive Gardens

Butler 
Sherborn

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DESCRIPTION

Situated in an elevated position in the heart of Eastleach, 34 is a semi-detached three bedroom cottage in need of updating throughout, offering good potential to create a village home. Built in 1875 the cottage benefits from open fireplaces, a pretty outlook and additional outbuilding. The property offers good scope to extend and improve (subject to necessary consents) and is offered to the open market with no onward chain.

SITUATION

Eastleach is one of the prettiest villages in the Cotswolds Area of Outstanding Natural Beauty. It is in a delightful rural location with unspoilt surrounding countryside. This charming village sits astride the River Leach and is characterised by its lovely period properties. Nearby Fairford, Burford and Lechlade have a good range of everyday shops and services, with a wider choice at the ancient market town of Cirencester (about 12 miles). The main regional centres are Cheltenham, Oxford and Swindon, all of which are within easy daily commuting distance.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Gigaclear broadband available in the village. 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.

NB: There is a pedestrian right of way to the side of the cottage via a path leading to the neighbouring property.

TENURE

Freehold

LOCAL AUTHORITY

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

COUNCIL TAX Band D

VIEWINGS

Please telephone Butler Sherborn, Burford Office
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DIRECTIONS (Postcode GL7 3NQ)

From Burford roundabout take the A361 towards Lechlade. After 2 miles turn right at the Cotswold Wildlife Park, signposted Holwell. Follow the lane, crossing over the first junction and taking the next left. Continue until you reach Eastleach. After reaching the village, 34 Eastleach can be found on the left hand side, after the war memorial.

what3words: ///blissful.hike.snippets





Pubs

Victoria Inn, Eastleach - within walking distance

The Swan, Southrop - 1.2 miles

The Five Alls, Filkins - 3.7 miles



Schools

Farmor's School, Fairford - 4.8 miles

Hatherop Castle - 3.4 miles




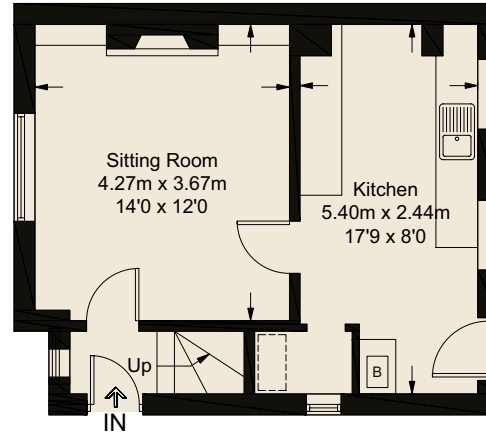
Train station

Charlbury - 13 miles

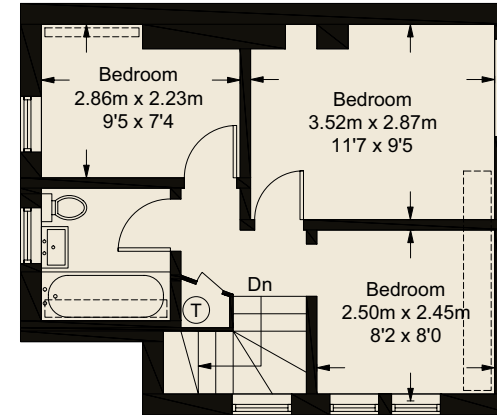


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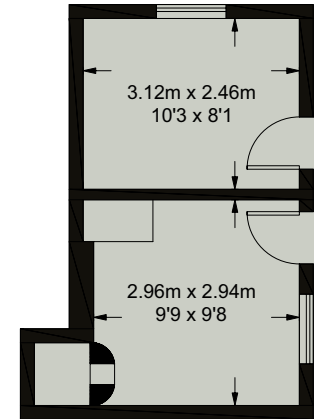
 = Reduced headroom below 1.5m / 5'0



Ground Floor
33.1 sq m / 356 sq ft



First Floor
32.6 sq m / 351 sq ft



Outbuilding
(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 65.7 sq m / 707 sq ft
Outbuilding = 17.8 sq m / 191 sq ft
Total = 83.5 sq m / 898 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1148423)

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