

established 200 years

# Tayler & Fletcher



## Margerstan House & Annexe

High Street, Northleach, GL54 3PG

**Guide Price £825,000**





## Margerstan House & Annexe

High Street, Northleach, GL54 3PG

*A substantial 3 bed detached house with adjoining 2 bed Annexe, occupying a mature plot with "in and out" driveway to the front and situated close to the centre of this popular Town. Offering considerable potential for further alteration/improvement, subject to the necessary consents.*

### LOCATION

Northleach is a charming former wool market town set in the heart of the Cotswolds. The town has a thriving community centred around the historic parish church of St Peter and Paul dating from the early 12th century. It has an excellent variety of shops including an award winning butcher, a vintner, chemist, good pubs/restaurants, a Post Office and doctors surgery. The town provides excellent access on to the A40 with Cheltenham to the west and Oxford and London to the east. The Fosse Way provides access to Bourton-on-the-Water, Stow and Birmingham to the north and Cirencester and Swindon to the south. There is excellent schooling in both the state and private sectors in the area and public schools in Oxford and Cheltenham. The area provides a fantastic range of outdoor leisure pursuits and there is racing at Cheltenham, Stratford and Newbury and theatres in Cheltenham, Oxford and Stratford.

### DESCRIPTION

Margerstan House comprises a substantial detached property with an attached Annexe with accommodation arranged over two floors, set centrally within a generous plot, close to the heart of the Town Centre. The property offers considerable potential for further alteration and/or improvements if desired and subject to any necessary consents and enjoys a lovely outlook to the rear over the adjoining properties to the countryside beyond. The accommodation is arranged to provide a principal house with three bedrooms and two bathrooms, an interconnecting sitting room and dining room, study and kitchen/breakfast room on the ground floor. The adjoining Annexe provides a further living room, kitchen/dining room and two double bedrooms and a bathroom on the first floor.

### Approach

Covered entrance with outside light and opaque glazed uPVC front door to:

### Entrance Hall

With stairs rising to the first floor, double glazed casement to front elevation and archway interconnecting through to the:

### Study

With double glazed casement window overlooking the front drive and further double glazed casement to side elevation and painted timber door to:

### Cloakroom

With low-level WC and wall mounted wash hand basin.

From the hall, painted timber door through to the:

### Dining Room

Which interconnects through to the sitting room with a wide

archway. With dining area with double glazed casement window to front elevation, recessed display shelving, coved ceiling and recessed ceiling spotlights.

### Sitting Room

With wide double glazed French doors leading out to the rear terrace and garden and fireplace fitted with an electric coal-effect fire with tiled inner surround and timber outer surround, recessed display shelving and interconnecting door to the kitchen.

From the hall, glazed painted timber door through to:

### Kitchen/ Breakfast Room

With fitted kitchen comprising worktop with four ring Halogen hob, one and a half bowl sink unit with mixer tap, tiled splash back, extractor over hob, a comprehensive range of below worksurface cupboards and drawers, space and plumbing for dishwasher and space for below worksurface refrigerator, a three quarter height housemaids cupboard to one end and further three quarter height unit with double Bosch oven/grill with cupboards above and drawers below. Further eye-level cupboards. Double glazed casement windows overlooking the rear terrace and garden, recess for fridge/freezer and separate uPVC double glazed door leading out to the side of the property. Bi-fold painted timber door to:

### Utility Area

With space and plumbing for washing machine and drier with worktop with built-in Worcester Oil-fired central heating boiler.

From the hall, painted timber balustrade and hand rail rise to the:

### First Floor Landing

With continuation of the balustrade and hand rail, with access to roof space and double glazed casement window to to front elevation and painted timber door to:

### Bedroom 1

With double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

### Family Bathroom

With panelled bath with chrome mixer tap and handset shower attachment, low-level WC and pedestal wash hand basin, part-tiled walls and opaque double glazed casement window to rear elevation.

From the landing, painted timber door to:





### Bedroom 3

With double glazed casement window overlooking the rear garden to the countryside beyond and with deep walk-in cupboards with hanging rails and shelving.

Set to the front of the house, painted timber door to:

### Bedroom 2

With double glazed casement window overlooking the front of the property and interconnecting door through to the Annexe. Decorative painted cast iron fireplace.

From the landing, painted timber door to:

### Bathroom 2

With panelled bath with chrome mixer tap and wall mounted shower attachment, low-level WC and pedestal wash hand basin, opaque double glazed casement window to front elevation.

### MARGERSTAN HOUSE ANNEXE

Set to the side of Margerstan House is the Annexe with separate covered entrance with outside light and double glazed uPVC front door leading to the:

### Entrance Hall

With stairs rising to the first floor with separate interconnecting door to the main house to one side and further painted timber door leading to:

### Kitchen/ Dining Room

With fitted kitchen with one and a half bowl stainless steel sink unit with chrome mixer tap, tiled splash back, a comprehensive range of below worksurface cupboards and drawers and four ring Halogen hob with built-in oven/grill below. A further range of eye-level cupboards, space for refrigerator and three quarter height housemaids cupboard to one side, double glazed casement windows to front and side elevations. Coved ceiling.

From the hall, painted timber door through to the:

### Sitting Room

With double glazed French doors leading out to the rear garden and further double glazed casement window to side elevation. Coved ceiling. Interconnecting Bi-fold door to:

### Inner Lobby

With wall mounted electricity fuse box and separate painted timber door to:

### Cloakroom

With low-level WC, wall mounted wash hand basin and opaque double glazed casement windows overlooking the rear garden.

From the hall, stairs with timber balustrade and hand rails rise to the:

### First Floor Landing

With access to roof space, interconnecting door back through to the main house, double glazed casement to front elevation and painted timber door to:

### Bedroom 1

With double glazed casement window overlooking the front of the property and coved ceiling.

From the landing, painted timber door to:

### Bedroom 2

With double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

### Bathroom

With panelled bath with chrome mixer tap and wall mounted shower attachment, low-level WC, pedestal wash hand basin, part-tiled walls and coved ceiling.

### OUTSIDE

Margerstan House and Annexe are approached from the High Street via an "in and out" tarmacadam driveway with gravelled borders and Cotswold stone wall surrounding. There is access to the side of the house leading down to the rear garden with a DETACHED STUDIO BUILDING and STORE to one side of brick elevations under a pitched plain concrete tiled roof. There is a large paved terrace immediately to the rear of the house with a curved retaining wall and steps leading down to the main garden, which is laid principally to lawn with clipped hedging to one side and a dwarf Cotswold stone wall surrounding with a vegetable garden to one corner and a further DETACHED STORAGE SHED.

### SERVICES

Mains Electricity, Water and Drainage are connected. Oil-fired central heating.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### COUNCIL TAX

Council Tax band E. Rate Payable for 2023/ 2024: £2,552.37

### Agent's Note

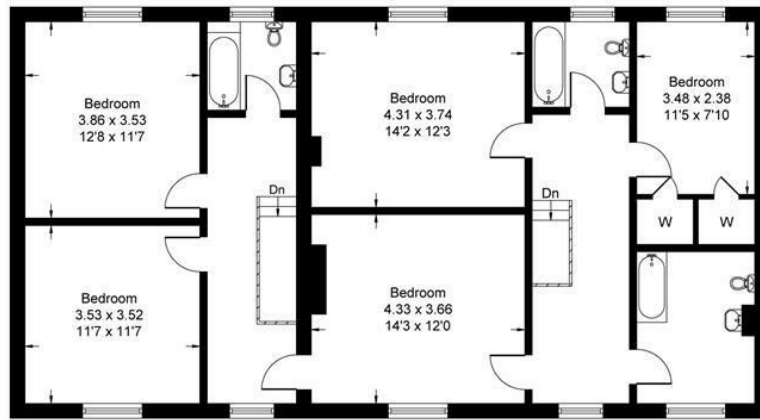
Margerstan House was granted planning consent in 1997 ref: CD.7159/C (97.00872) for the Erection of two storey extension to dwelling, erection of garage and re-positioning of existing vehicular access. The two storey extension has not yet been undertaken. A previous planning consent was granted in 1994 ref: 94.00448 Renewal of consent reference Cd.7159 and erection of four detached houses with garages. This consent expired and was never implemented.

### DIRECTIONS

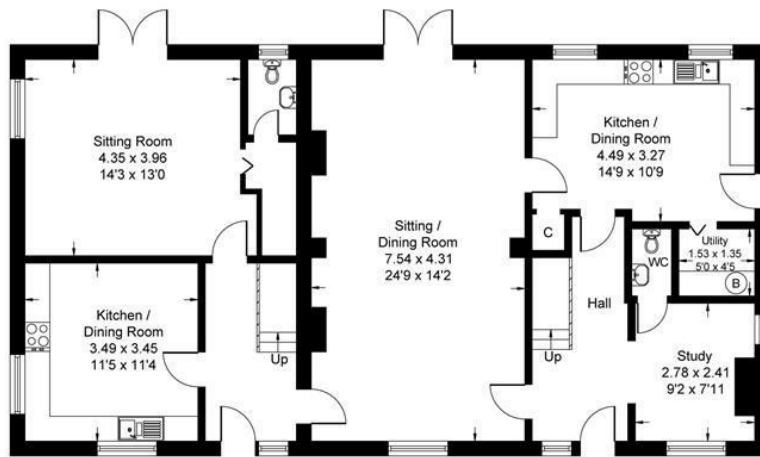
From Bourton-on-the-Water take the A429 Fosse Way south. Proceed straight over the roundabout with the A40 and turn left at the traffic lights into Northleach. Continue straight through the centre of the Town and into the East End of Northleach, where the property will be found on your right hand side just after the turning for Dutton Leys.

What3Words: hasten.typified.flopping

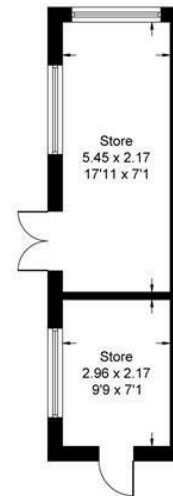
## Floor Plan



**First Floor**



**Ground Floor**



**Outbuilding**

Approximate Gross Internal Area = 226.84 sq m / 2442 sq ft  
 Outbuilding = 18.58 sq m / 200 sq ft  
 Total = 245.42 sq m / 2642 sq ft

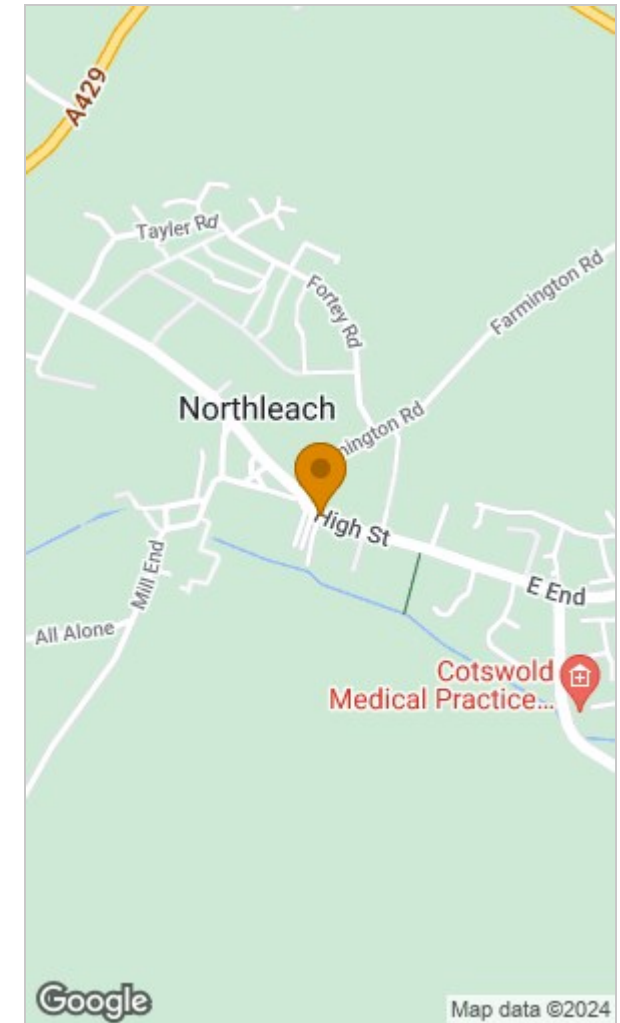
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	63	77
EU Directive 2002/91/EC		