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Tayler & Fletcher



19 Nostle Road
Northleach Cheltenham, GL54 3PF
Guide Price £595,000



19 Nostle Road

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A beautifully presented and recently updated individual 3 bed detached house set in a peaceful elevated position on the edge of the town and backing on to open fields.

LOCATION

No.19 Nostle Road is set in a peaceful residential setting on the Eastern edge of the town backing on to open fields. 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

No.19 Nostle Road comprises a substantially extended and recently improved detached family house occupying a mature residential setting on the edge of Northleach and with a good Southerly aspect and a raised garden to the rear enjoying an open outlook over adjoining farmland. The accommodation has been improved and enhanced during the current ownership to provide modern contemporary living with an open-plan kitchen/dining room with Oak floors and a bespoke kitchen, a separate playroom or dining room as desired and a sitting room with bi-fold doors out to the garden. On the first floor there is a master bedroom suite with en-suite bathroom, two further double bedrooms and a family shower room. There is parking for two cars, and a private landscaped garden with paved terrace and raised garden to the rear.

Approach

Covered entrance with outside light and front door with opaque double glazed insert and panel to side to:

Staircase Hall

With Oak floor and door to former WC, now walk-in cloaks cupboard with double glazed casement to side elevation and wall mounted electricity fuse box.

From the hall, glazed panel painted timber door to:

Kitchen/ Dining Room

With dining and kitchen areas with kitchen comprising a bespoke fitted kitchen with Oak worktops with sink unit with mixer tap, space and electric point for Range style cooker with tiled recess and recessed spotlights and extraction. A comprehensive range of below worksurface cupboards and drawers incorporating a built-in dishwasher and space for an American style fridge/freezer to side. Matching island unit with a range of built-in drawers and cupboards and with breakfast bar. Further recessed window seat with built-in cupboards below and three quarter height unit to one side with extensive shelving, wine storage and refuse compartment. Recessed ceiling spotlighting and bespoke lighting over breakfast bar. A range of eye-level cupboards and display shelving. Double glazed casements to front and rear elevations.

Dining area with decorative brick fireplace with solid timber mantle over and fitted with a wood burning stove. Oak flooring throughout kitchen and dining areas. Double glazed sliding doors out to the rear garden. Coved ceiling to dining area and recess to below stairs with shelving.

An interconnecting archway through to the:

Dining Room/ Playroom

With wide double glazed casement to front elevation and interconnecting archway through to the:

Sitting Room

With double glazed bi-fold doors leading out to the garden and with recessed ceiling spotlighting. Vertical heated radiator. Painted timber door from the sitting room through to the:

Rear Utility

With Limestone floor, pressurised hot water cylinder, Grant Oil-fired central heating boiler, space and plumbing for washing machine and drier. Recessed ceiling spotlighting and door to:

Cloakroom

With continuation of the Limestone floor, low-level WC, wash hand basin with chrome mixer tap and built-in cupboard below, painted panelled walls, opaque double glazed casement to rear elevation, recessed ceiling spotlighting.

From the staircase hall, stairs with painted timber hand rail rise to the:





First Floor Landing

With painted timber balustrade and double glazed casement window to front elevation. Access to roof space and painted timber door to airing cupboard with pine slatted shelving. From the far end, Painted timber door to:

Master Bedroom Suite

Comprising dressing area with double glazed casement to front elevation. The principal bedroom with double glazed casement to front elevation, recessed ceiling spotlighting and rooflight to rear elevation, built-in wardrobe with hanging rail and a pair of painted timber doors.

From the bedroom, painted timber door to the:

En Suite Bathroom

With a matching suite comprising oval bath with central mixer tap, wash hand basin with chrome mixer tap with built-in cupboards below, low-level WC with timber seat and rooflights to either elevation. Part-tiled walls and heated towel rail.

From the main landing, painted timber door to:

Bedroom 2

With wide double glazed casement window overlooking the rear garden to the farmland to the rear.

From the landing, painted timber door to:

Bedroom 3

With double glazed casement window overlooking the rear garden to the farmland beyond.

From the landing, painted timber door to:

Shower Room

With a matching suite of deep walk-in shower with fixed glazed shower panel and dual showerheads and mixer tap, tiled walls, low-level WC, wash hand basin with mixer tap and built-in cupboards below, recessed ceiling spotlighting, vertical heated towel rail, opaque double glazed casement to front elevation.

OUTSIDE

19 Nostle Road fronts onto the cul-de-sac with a paved driveway to the front with separate access to the side. Set to the rear of the house accessed either via the bi-fold doors from the sitting room or the sliding patio doors from the dining area is the rear garden with a paved terrace immediately to the rear of the house with an Astro lawn and retaining stone wall. Set to the side is a WALK-IN STORE with power and light. Steps rise from the lower garden to the main garden, laid principally to lawn with a raised paved terrace and further steps up to a less formal area housing the oil tank and a separate shed with a mature Beech and a mature Ash and a lovely aspect out over the farmland to the rear.

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.

COUNCIL TAX

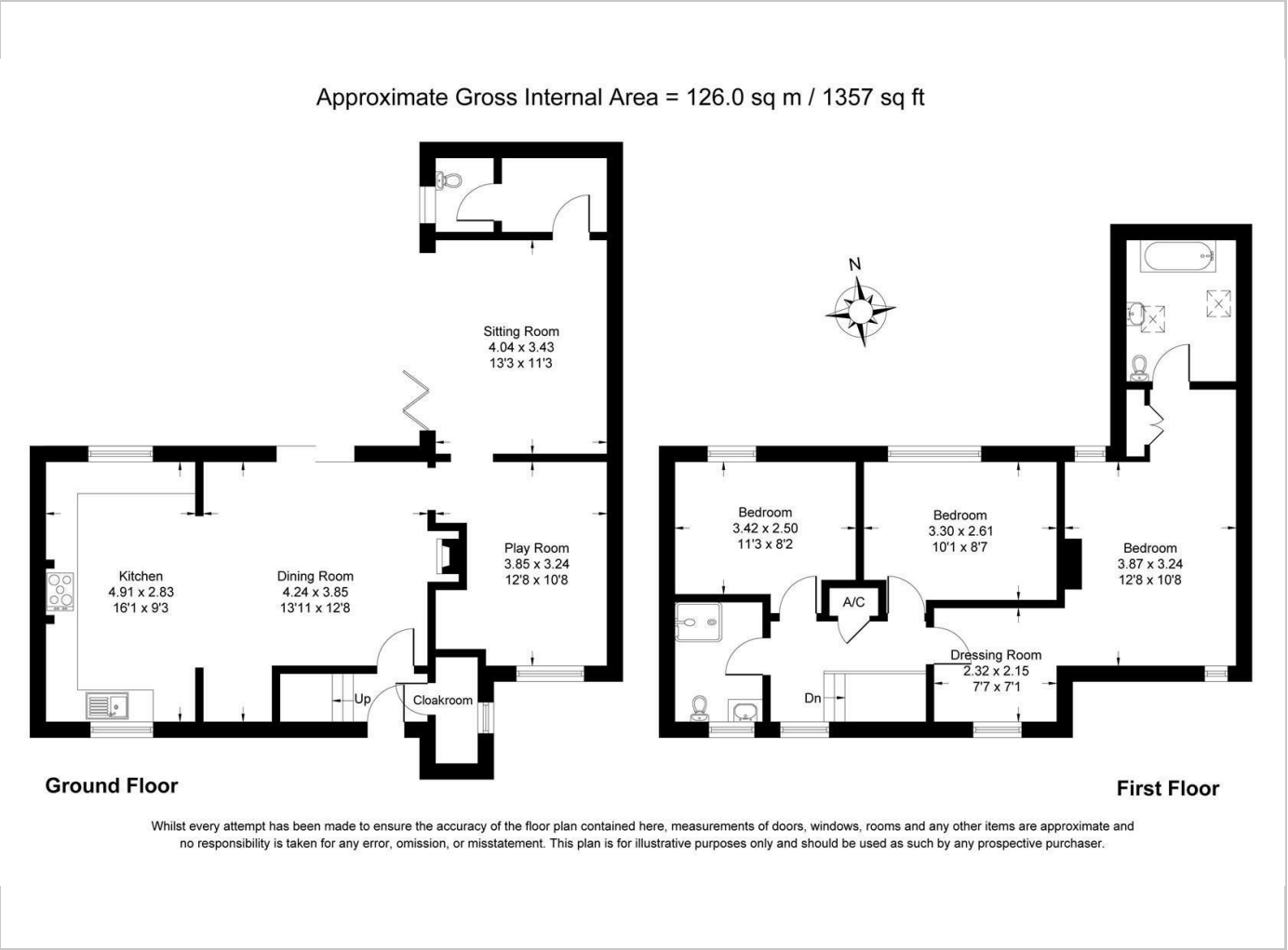
Council Tax band D. Rate Payable for 2025/ 2026: £2,282.77

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, turning left into Nostle Road where the property will be seen on the right hand side shortly after Brook Close.

What3Words: classic.teardrop.piston

Floor Plan



Area Map



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.

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