

LAKESIDE HOUSE

FOSSEBRIDGE, GLOUCESTERSHIRE



Northleach 3 miles, Cirencester 6 miles, Cheltenham 12 miles, Oxford 28 miles Kemble Station 12 miles (London Paddington from 69 minutes).
(All times & distances approximate)

A beautifully presented Cotswold house with parking and a garden

Ground Floor: Entrance Hall • Sitting Room • Kitchen Dining Room • Cloakroom • Principal Bedroom and Bathroom • Bedroom 2 and Inner Hall

Second Floor: Bedrooms 3 & 4 • Bathroom

Outside: Parking and Garden

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E cirencester@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

Renovated and presented to the highest standard by the owners, Lakeside House is attached on one side and now offers buyers an immaculate Cotswold property which is beautifully presented throughout. The accommodation is arranged over two floors with a spacious and flexible living space comprising of two ground floor bedrooms (one en-suite), a lovely sitting room with wood burner and fully fitted kitchen dining room with comfortably seats 8. On the first floor are two further bedrooms which are served by a bathroom. Lakeside House currently serves as a successful holiday let which would also suit as a full or part time residence. We understand the property is curtilage Grade II Listed.

Outside there is an enclosed front garden which is mainly laid to lawn with a gravelled driveway and parking. There is an additional gravelled terrace to the side of the property with space to seat up to 10.

For those looking for a holiday let investment Stay Cotswolds comment "There is excellent demand for larger holiday lets in the Cotswolds, where families and friends can enjoy time together. Lakeside House is perfectly located, styled and proportioned to attract these groups of guests"

SITUATION & AMENITIES

Lakeside House is located adjacent The Fossebridge Inn at the edge of the pretty village of Fossebridge which is surrounded by unspoilt countryside. The village of Chedworth is within easy walking distance with a primary school and village hall. There are miles of scenic walking available in the area between Withington and Bibury, along the river Coln and across to Stowell Park. Northleach, 3 miles, is a historic market town with everyday shops and a very popular hotel/ restaurant, The Wheatsheaf.



Cirencester (7 miles) is the main local town with an excellent range of both every day and more specialist shops. The main regional centres are Cheltenham, Gloucester, Oxford and Swindon, all of which are within daily commuting distance. The A419 dual carriageway is about 6 miles drive for access to the M4 at Swindon. Direct rail services to London Paddington from Kemble (77 minutes) or Charlbury (76 minutes).

SERVICES

Mains water and electricity. Private drainage to a Klargestar. Propane gas central heating. Gigaclear currently running at 300 mpbs. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

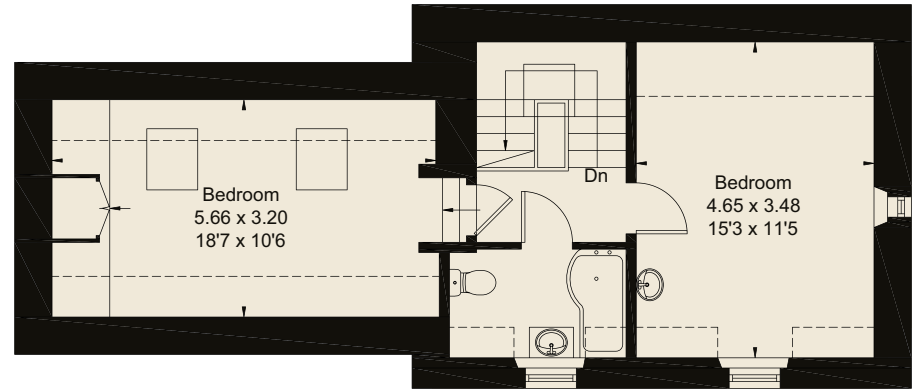
Only those items mentioned in these sales particulars are included in the sale. Other contents fixtures and fittings are excluded but available by separate negotiation.

WAYLEAVES, EASEMENTS AND 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 quasi-easements 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. Please note there is a footpath which runs adjacent to the rear of the property.

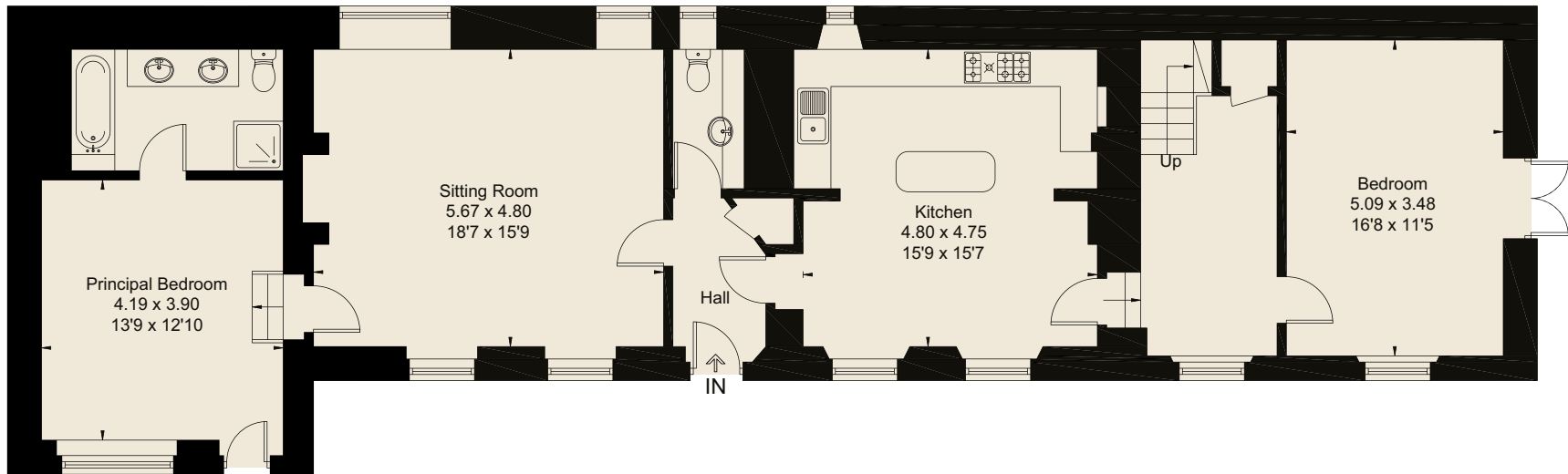


Approximate Floor Area = 155 sq m / 1673 sq ft



First Floor

[---] = Reduced head height below 1.5m



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #76809

TENURE

Freehold

LOCAL AUTHORITY

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

COUNCIL TAX

Nondomestic rates

VIEWINGS

Please telephone Butler Sherborn, Cirencester Office
T 01285 883740 or The London Office T 0207 839 0888.
E cirencester@butlersherborn.co.uk

DIRECTIONS (Postcode GL54 3JS)

From Cirencester take the A429 Fosse Way for
Northleach and Stow-on-the-Wold. After about
6 miles, having passed the turning to Chedworth, you
begin to drop down a steep hill into the valley and here
turn left immediately by The Fossebridge Inn.

what3words: ///nuzzled.renamed.announced

Butler 
Sherborn

www.butlersherborn.co.uk



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: August 2023. Particulars written: August 2024. Brochure by wordperfectprint.com

EPC

