

FAR PEAK HOUSE

NORTHLEACH, GLOUCESTERSHIRE



Northleach 1.8 miles, Cirencester 9 miles,
Cheltenham 13 miles, Oxford 30 miles, Kemble
Station 15 miles (London Paddington from 69
minutes, Kingham Station 15 miles (London
Paddington from 90 minutes)
(All distances and times are approximate)

**A four bedroom detached family home
set within generous gardens and
located close to the popular market
town of Northleach**

Ground Floor: Entrance Hall • Sitting Room
Dining Room • Kitchen • Utility Room • Study
Office • Cloakroom

First Floor: Landing • Four Bedrooms • Two Bathrooms
Walk-In Wardrobe

Outside: Generous Gardens • Driveway
Ample Parking

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

This well-proportioned 1960's/1970's home offers approximately 2,698 sqft of living space, thoughtfully arranged across two floors. Designed for both comfort and functionality, this property provides a fantastic opportunity to remodel, update and extend, subject to necessary planning consents.

Upon entering, a welcoming hallway leads to a spacious sitting room, perfect for relaxing or entertaining. Adjacent is a well-sized dining room that connects to a large kitchen, offering ample storage and workspace. A separate utility room provides additional practicality. Also on the ground floor is an office/bedroom and a study.

Upstairs, the principal bedroom is located at one end of the house and is of a generous size with useful built-in storage. There are three further bedrooms complemented by two bathrooms and a separate walk-in wardrobe.

Outside the property has a generous garden which is predominantly laid to lawn. The garden provides a wonderful space for landscaping or simply enjoying as it is. Mature hedging and established trees plus fencing create a natural boundary.

FAR PEAK

Far Peak House is accessed through Far Peak. The property also has a secondary access from the Fosseway which is gated but currently closed off. Far Peak, www.farpeak.co.uk is a 25-acre site which has a cafe, gym, padel courts and wellness centre and a number of small offices. Seasonal camping happens on the site. A perfect position for families who will really appreciate such wonderful amenities on hand.



SITUATION & AMENITIES

Northleach is a charming Cotswold market town situated just off the A40, between Cheltenham and Burford, offering easy access to the wider region. Nestled in rolling countryside within the Cotswold Area of Outstanding Natural Beauty, the town retains a peaceful, unspoiled character.

Despite its modest size, Northleach offers a good range of local amenities. The historic Market Place is home to independent shops, Lynwood café, a traditional butcher, and two highly regarded pubs, The Sherborne Arms and The Wheatsheaf. The town also has a primary school, medical centre, church, and a community centre hosting regular events. Surrounded by scenic walks and quiet lanes, Northleach blends rural tranquillity with everyday convenience.

Cirencester is the main local town with an excellent range of both every day and more specialist shops. Direct rail services to London Paddington from Kemble and Kingham, plus commutable access to the M4, M5 and M40.

SERVICES

Mains water and electricity. Private drainage to a new septic tank and soak away. Oil fired central heating with a pressurised hot water system, Fibre optic broadband provided by Gigaclear. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

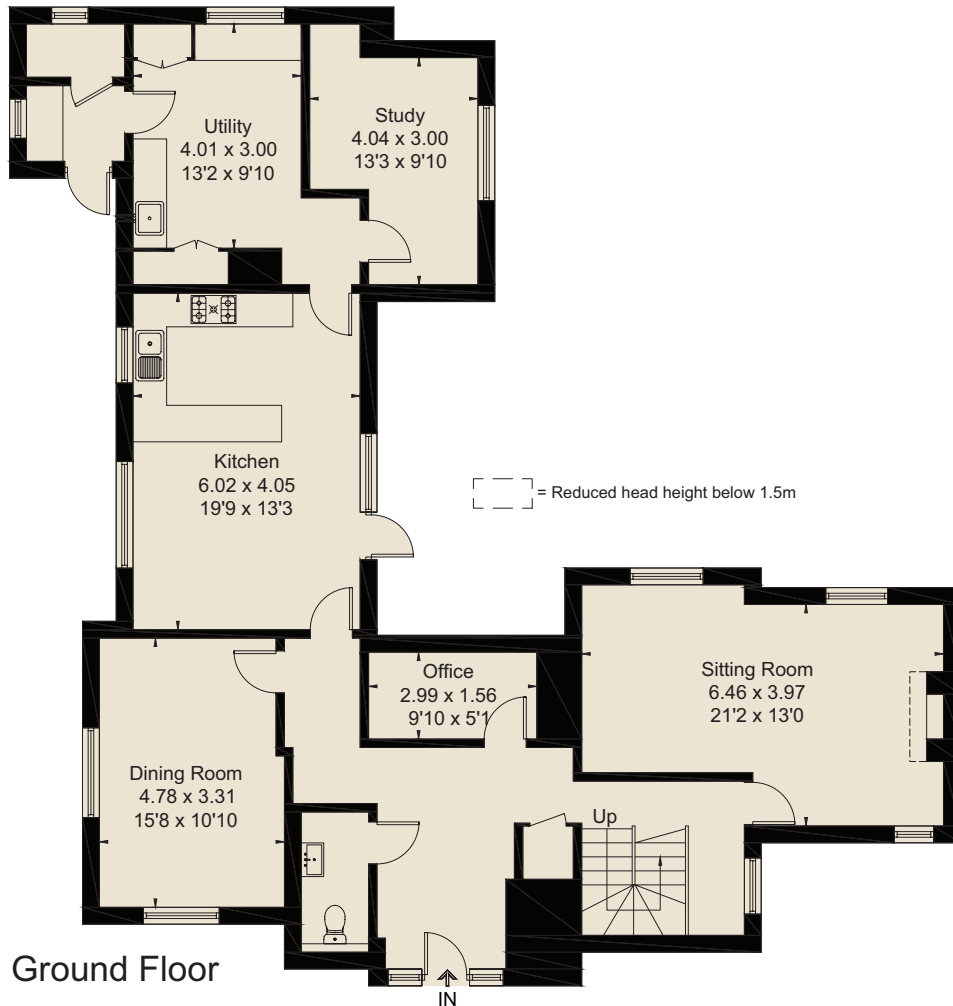
Only those items mentioned in these sales particulars are included in the sale. Other contents fixtures and fittings are excluded but available by separate negotiation.



WAYLEAVES, EASEMENTS & 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. The property will be sold with an unencumbered right of access through Far Peak for use as a private dwelling.

Approximate Floor Area = 250.7 sq m / 2698 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75859

TENURE

Freehold with vacant possession

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Band G

VIEWINGS

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

DIRECTIONS (GL54 3JL)

From Cirencester take the A429 Fosse Way to Northleach and Stow-on-the-Wold. Continue for about 9 miles and turn right signposted Ablington and Bibury. Continue straight for about 0.3 miles and turn right into Far Peak. Continue through Far Peak and the driveway to the house is located on the right hand side.

what3words:

///entertainer.fetching.makes (to the entrance to Far Peak)

///divided.pocketed.clipboard (to the driveway for the house)



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