



**8 East Allcourt, Fairford Road, Lechlade-on-Thames, Gloucestershire
GL7 3FB (East)**

A spacious, two-bedroom, mid-terrace cottage set amongst landscaped gardens and overlooking the meadow and within walking distance of local shops.

The Property

8 East Allcourt is a two-bedroom mid terrace cottage with garden and garage.

Upon entering the property there is a spacious entrance hall which leads to the downstairs cloakroom with W/C and basin, downstairs office with useful storage cupboard and into the light and airy, recently redecorated open plan living room which has a feature fireplace.

The dining room has a door leading into the kitchen which can also be accessed from the main entrance hall. The kitchen has a range of fitted floor and wall units with an integrated NEFF oven and induction hob along with an integrated dishwasher and fridge freezer.

Upstairs the property has two double bedrooms with the master bedroom benefiting from an en-suite shower room. There is also a main bathroom.

The property benefits from a large enclosed garden which can be accessed through the kitchen or by the rear gate.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage. A single garage, with light and power, is located in a block nearby.

Guide Price: £485,000 (Leasehold)

Directions to Allcourt

From Junction 15 of the M4 take the A419 north to Cirencester and then the A361 to Burford. Cross over the River Thames south of Lechlade and at the T junction in the town centre turn left into the High Street (A417) towards Cirencester.

Pass Bell Lane on your left followed by Sherborne Street on your right and the next turning right takes you up Mount Pleasant and the entrance to East Allcourt will be found in a short distance on your left. The entrance to Allcourt is further along the Fairford Road on your right.

Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor

Entrance Hall

Downstairs
Cloakroom

Sitting Room

Dining Room

Kitchen

Two Double
Bedrooms

Bathroom

Garage

Patio Garden

999year Lease (from
1984)

No Ground Rent

55+ Age Covenant.

For viewings please call the Estate Manager on 01367 253 934 / 07384 810334 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



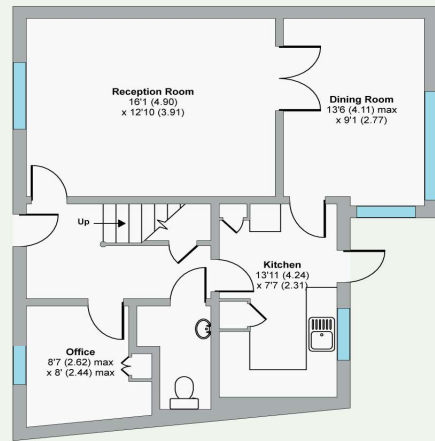
Bedroom 1



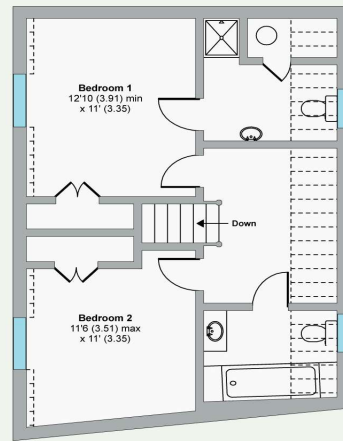
Bedroom 2



Bathroom



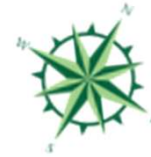
GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Rear with garden

Approximate Gross Internals: 106.1 m² / 1142 ft² Service Charge: £5,748 pa Energy Performance Rating: (D) Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Allcourt

Allcourt sits in two halves either side of a traditional wildflower meadow with a small pond. Its two and three-bedroom properties are built of local stone, as is the modernised 17th-Century cottage on the estate, and all offer excellent views of the serene and beautiful pastoral setting.

The centre of Lechlade-on-Thames is but a few minutes' walk away. An ancient market town with Georgian houses clustered around the market place, it is dominated by the slender, elegant spire of St Lawrence's church, one of the great Gloucestershire wool churches. It has a good range of shops, as well as restaurants and pubs. It is also the highest navigable point on the Thames and from here you can walk the Thames Path or take to the water with a boat hired from the local marina and chandlery. Nearby possibilities for days out include the Mill and Trout Farm at Bibury, the 15th-Century ruins by the river in Minster Lovell, or the Cotswold Wildlife Park and Gardens. The bustling market towns of Cirencester, Stow-on-the-wold and Burford are also within easy reach.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



20 PROPERTIES
BUILT 2001



ESTATE
MANAGER



GARDENER



4 acres



The Wildflower Meadow at Allcourt



Local place of Interest



Ha'penny Bridge



The Swan at Bibury

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

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