



HARRISON
Sales &
Lettings
HARDY

Shepherds Way, Northleach

Offers In Excess Of £700,000



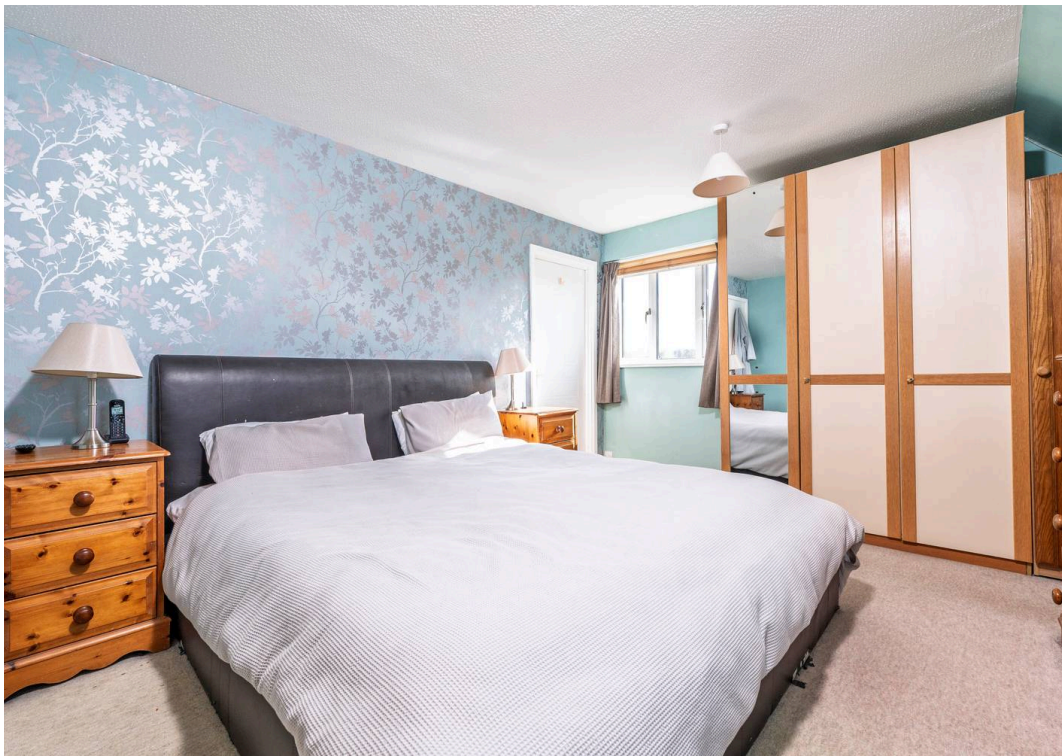
This six-bedroom detached house is located in a quiet cul-de-sac on the outskirts of Northleach. With a double garage, utility room, study, and far-reaching countryside views from the rear garden, the property would make a fantastic family home.

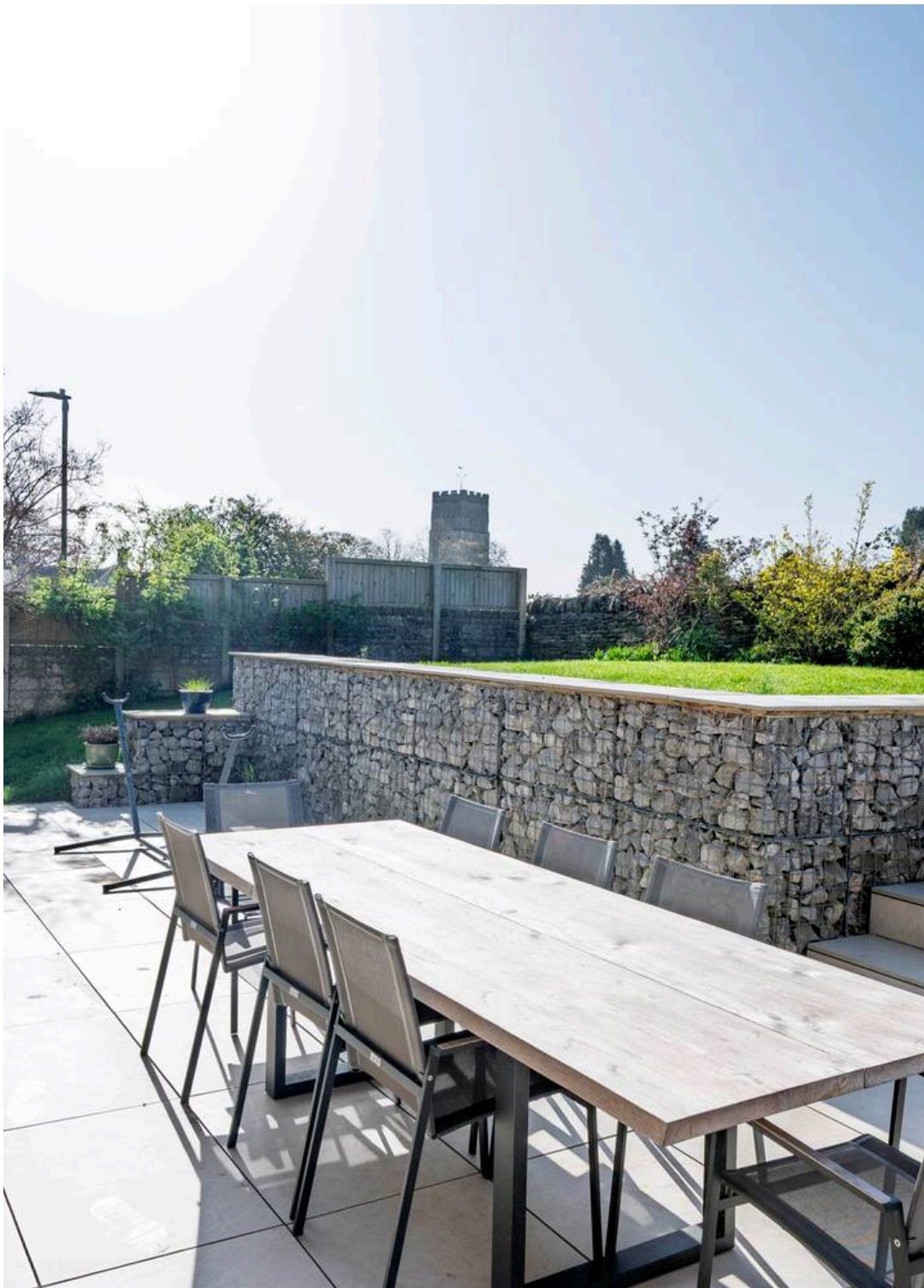
Up the driveway and through the front door, you are welcomed into a spacious hallway. Straight ahead is the study, with the downstairs WC next to it. To the right is the airy and modern kitchen/dining space, which benefits from integrated appliances (cooker, hob, fridge/freezer, dishwasher), a breakfast bar, and a sink perfectly positioned in front of the window to take in views of the garden and surrounding countryside. The dining area offers ample space for a table and chairs, while bi-folding doors open onto the rear garden, creating a seamless flow between indoor and outdoor living, ideal for entertaining.

Off the kitchen is a utility room with access to the rear garden. At the end of the hallway is a bright, dual-aspect living room featuring a modern log burner. The ground floor is completed by two separate staircases leading to the first floor, one positioned to the left of the hallway and the other to the right.

Upstairs, there are six bedrooms in total, three doubles and three singles. The principal bedroom benefits from an en-suite shower room. Two bedrooms, located above the double garage, are accessed via one staircase, while the remaining bedrooms and the main bathroom are accessed via the second staircase. The sixth bedroom is currently used as a study, and the first floor also benefits from built-in storage.







Outside, the property enjoys a wrap-around, south-facing landscaped garden with gravel and raised beds to the side, stone boundary walls, and steps from the patio leading up to the lawn. To the rear, the garden enjoys open countryside views, and there is also space for a storage shed on the opposite side.

The property further benefits from electric central heating and solar panels installed on the rear roof.

EPC: TBC

Council Tax Band: F

Tenure: We believe the property to be Freehold. Prospective purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Northleach is a former medieval wool town with many fine historic buildings and a beautiful Parish Church. The town is well served with shops for day to day requirements including a Post Office, Chemist, Doctors Surgery, Museum and a variety of pubs/restaurants. There are primary schooling and pre school nursery facilities. The town is easily accessible, lying on the cross roads of the Fosseway (A429) and the Cheltenham to Oxford Road (A40).

What3Words: ///cable.deposits.mysteries

Main House Approx. Gross Internal Area:- 165.34 sq.m. 1780 sq.ft.
 Garage Approx. Gross Area:- 28.09 sq.m. 302 sq.ft.
 Total Approx. Gross Area:- 193.43 sq.m. 2082 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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