



HARRISON
Sales &
Lettings
HARDY

Fallows Road, Northleach

Guide Price £600,000



Available with no onward chain and tucked away on a peaceful cul-de-sac on Fallows Road in the charming market town of Northleach, this five-bedroom detached home presents an ideal opportunity for anyone seeking a balance of countryside living and convenient access to local amenities.

Stepping through the front door, you enter the hallway with the staircase to the first floor positioned to the left. Directly ahead lies the first of two reception rooms; an adaptable space perfect for a formal lounge, dining room, or family room, enhanced by a front-facing window that fills the room with natural light. From here, you continue through to the generous kitchen diner, the true heart of the home. Featuring a shelved pantry and a practical layout for both cooking and family meals, it offers a sociable and functional setting for everyday living.

Double doors from the first reception room lead into the second reception room. With a log burner and sliding doors opening onto the garden, this bright and inviting space is ideal for relaxing or entertaining. From here, a further door opens into the conservatory; a light-filled additional reception area that lends itself beautifully to use as a reading space, playroom, informal dining space, or even a plant-filled garden room.



To the front of the property sits the integrated garage, which can be accessed internally via the utility space. The utility space provides extra storage and laundry space and includes a conveniently located ground-floor WC. The utility space is accessed directly from the kitchen.

Upstairs, the landing leads to five bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a private en-suite bathroom, while the remaining bedrooms are all well-sized and versatile; ideal for children, guests, or home working. A centrally positioned family bathroom serves the additional bedrooms, and built-in storage adds further practicality.





Overall, the property offers a well-balanced and flexible family layout, with multiple reception spaces, a spacious kitchen/dining room, five bedrooms, and valuable features including an integral garage, utility space, conservatory, and en-suite bathroom.

Outside, the front of the property features a walled and gated garden with mature planting and a gravel pathway leading to the rear. There is currently driveway parking for one vehicle, with potential to create additional parking within the front garden if desired. On-street parking is also available. The rear garden is mature and thoughtfully landscaped, providing a private outdoor retreat.

The property benefits from oil-fired central heating and full-fibre broadband to the property (Gigaclear).

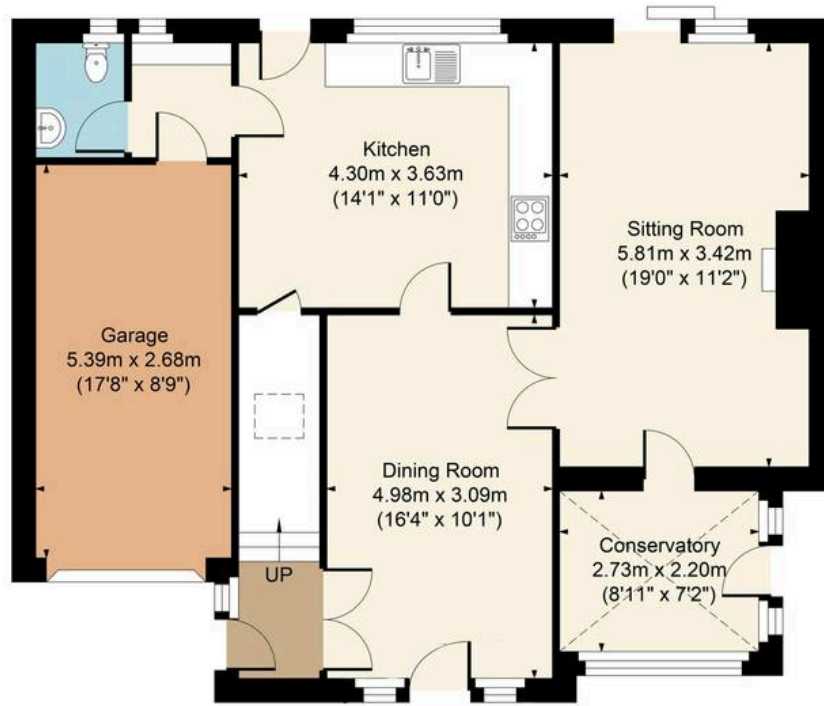
EPC: D

Council Tax Band: F

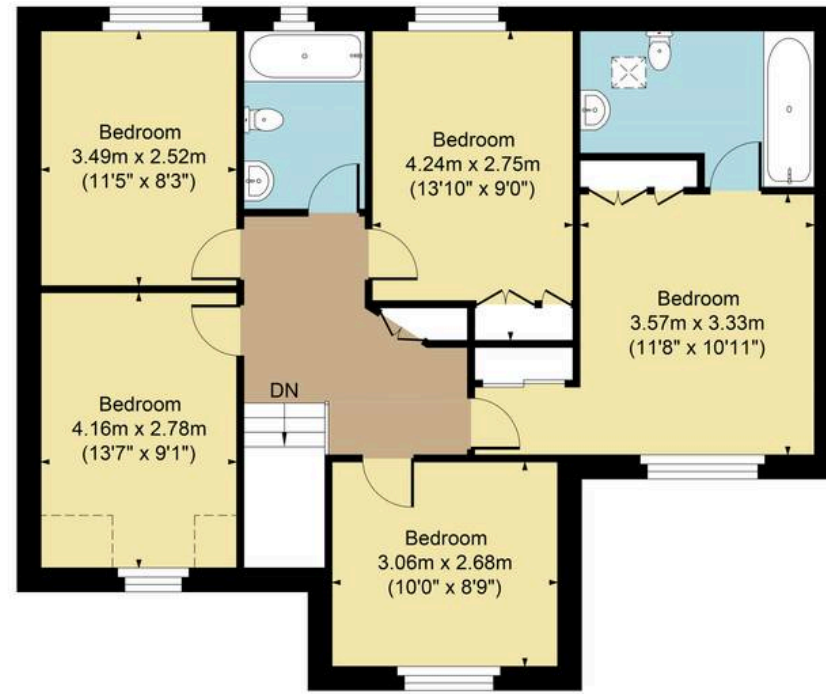
Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

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).

Main House Approx. Gross Internal Area:- 146.16 sq.m. 1573 sq.ft.
Garage Approx. Gross Area:- 14.45 sq.m. 155 sq.ft.
Total Approx. Gross Area:- 160.61 sq.m. 1728 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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