



2 & 3 TURKDEAN

GLOUCESTERSHIRE

Northleach 2 miles, Cirencester 12 miles,
Cheltenham 13 miles
(All distances and times are approximate)

Two adjoining period cottages in a remarkably pretty Cotswold village

No.2

Ground Floor: Kitchen • Sitting room

First Floor: Bedroom • Bathroom

No.3

Ground Floor: Kitchen/dining room

Sitting room • Utility

First Floor: 2 Bedrooms • Bathroom

Outside: Garage • Parking • Garden



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DESCRIPTION

2 and 3 Turkdean are adjoining period cottages situated in the heart of the village. 3 is the larger of the two and is in better condition. It is possible that a buyer will knock the two cottages into one larger house, with two reception rooms, three bedrooms and two bathrooms. Outside is a single garage, off-road parking and a pretty walled garden to the rear of 3.

SITUATION

Turkdean is a remarkably attractive and unspoilt village situated in the heart of the Cotswolds. It comprises a range of mainly period houses and cottages and a pretty Church. Nearby Northleach is an old market town with a good range of everyday shops and services as well as hotels and restaurants. There are primary schools in Northleach and Cold Aston (2 miles). The Cotswold School at Bourton on the Water is well-regarded and there are a range of private schools locally, particularly in Cheltenham.

SERVICES

Mains water and electricity. Private drainage. 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 fixtures and fittings are excluded but may be 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.



TENURE

Freehold with vacant possession.

PLANNING

The cottages are not listed. They are within the village Conservation Area and the Cotswold Area of Outstanding Natural Beauty.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Bands B & D

EPC

Both cottages
are in Band E

VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office.

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DIRECTIONS (GL54 3NT)

From Cirencester take the A429 Fosse Way. After about 9 miles pass Northleach and at the junction with the A40 continue on the A429 and turn left after about a quarter of a mile, sign posted to Turkdean and Notgrove. Continue into Turkdean and 2 and 3 will be seen on the left, opposite the Church.

what3words: ///vehicle.toothpick.states





Towns

Northleach 2 miles
Cirencester 12 miles
Cheltenham 13 miles



Pubs

The Wheatsheaf, Northleach
The Plough, Cold Aston
The Sherborne Arms, Northleach



Schools

Cold Aston Primary School
Northleach Primary School
The Cotswold School, Bourton on the Water
Cheltenham College
Cheltenham Ladies College



Train Station

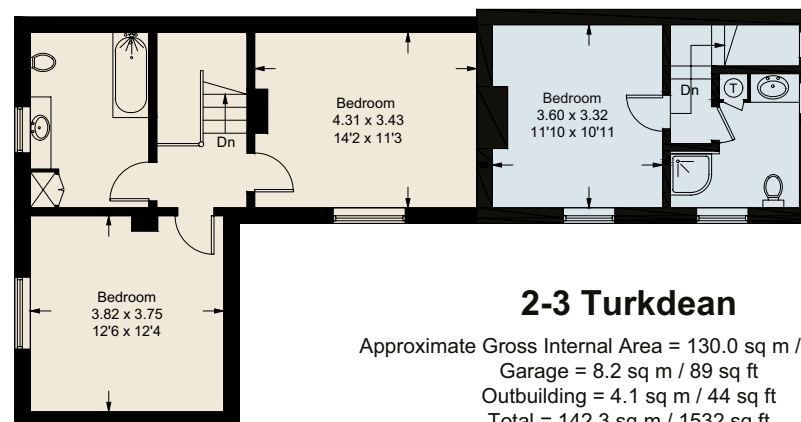
Charlbury 20 miles

**Butler
Sherborn**

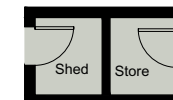
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Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

2-3 Turkdean

Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft

Garage = 8.2 sq m / 89 sq ft

Outbuilding = 4.1 sq m / 44 sq ft

Total = 142.3 sq m / 1532 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1336709)

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