



# Doctors Commons

Northleach, Gloucestershire

An historic Grade II Listed townhouse with spacious accommodation in the heart of this popular Cotswold market town

**Ground Floor:** Entrance Hall • Drawing Room  
Dining Room • Kitchen Breakfast Room • Utility Room  
Cloakroom • Cellar

**First Floor:** Four Bedrooms • Two Bathrooms

**Outside:** Rear Garden • Terraces  
Summer House • Shed

**Butler**   
**Sherborn**

**Cirencester Office**

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T: 01285 883740

E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



## DESCRIPTION

Located on the edge of the marketplace, Doctors Commons is a handsome Grade II Listed property dating from the 16th century with 20th century additions. The interiors boast impressive features including arched stone doorways, mullion windows and a 17th century staircase. Totalling over 2,500 sq ft the accommodation is arranged over two floors and is both spacious and flexible with good ceiling height. Set behind a pair of wrought iron gates the front door opens into a panelled entrance hall leading to the drawing room with stone fireplace. An inner hallway with doors to the garden leads to a sitting/dining room also with a fireplace and steps up to a utility room and the kitchen/breakfast room with Aga. This is a wonderfully bright room with windows to three sides and a door onto a terrace. There is also a cloakroom at the rear. A useful cellar is accessed from the garden. Upstairs are three double bedrooms (one en-suite) and a fourth single bedroom with bathroom

Outside, the rear garden is split into two separate areas. A lawn, with mature landscaped beds run alongside the house, meeting the terrace with steps leading up to a "wild" garden, with a variety of trees and shrubs with a summerhouse and shed.





## SITUATION & AMENITIES

Northleach is a small thriving, historic market town located in the heart of the Cotswolds, which is mentioned in the Domesday Book. The town is within an Area of Outstanding Natural Beauty and the Northleach Conservation Area, with a wonderful community. There are excellent shopping facilities including an award-winning butcher, grocer, chemist, baker, wine merchants, Doctors surgery, post office, Lynwood Cafe, historic Parish church and acclaimed pubs The Wheatsheaf Inn and Sherborne Arms. There is a cricket club together with an excellent Nursery and Primary School with access to schools in both Oxford and Cheltenham.

From the front door you can easily reach the bucolic countryside, tennis courts and the football and cricket pitch. The larger commercial centres of Cirencester, Cheltenham, Swindon and Oxford are all within driving distance, providing a greater range and variety of shopping, recreational, leisure and cultural facilities.





Northleach offers excellent road communications with access from the A40 which connects to the M40 to London and the North and to the M5, with M4 access to the south at Swindon. Train links from Kemble Station (12 miles) to London-Paddington. There is also a regular bus service to Cirencester, Cheltenham and Oxford.

## SERVICES

Mains water, electricity and drainage. Oil Fired Central Heating. Broadband available in Northleach. (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, including garden statuary and ornaments, 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.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band F

## VIEWINGS

Viewings strictly by appointment only.  
Please telephone Butler Sherborn, Cirencester Office -  
T: 01285 883740 | E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

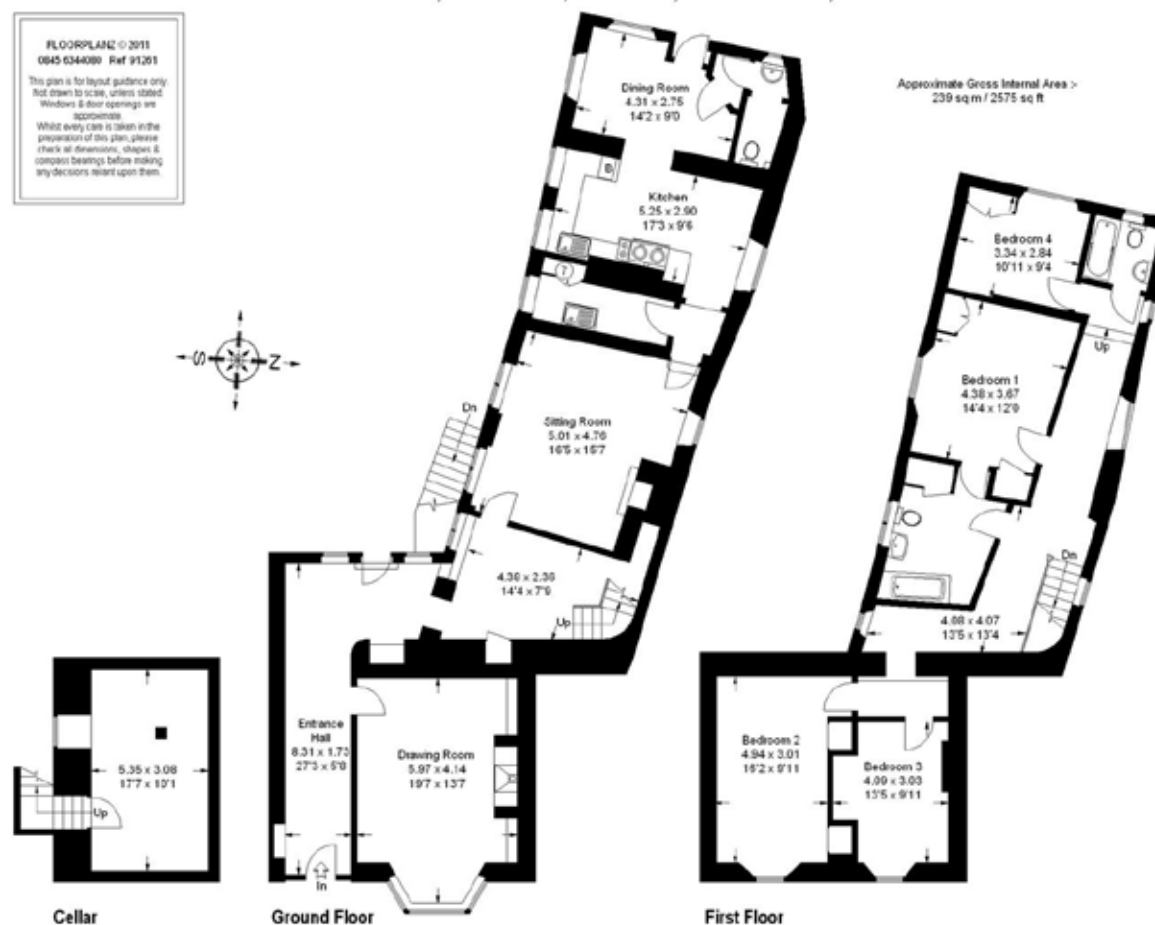
## DIRECTIONS (GL54 3EH)

Doctors Common will be found to the right of the chemist on the western edge of the square.

**Butler  
Sherborn**

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### Doctors Commons, Market Place, Northleach, Gloucestershire, GL54 3EH



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