



GUIDE PRICE
£350,000
Tayler Road
Northleach GL54 3JE

THE PROPERTY

This thoughtfully extended, three-bedroom semi-detached home offers versatile, free-flowing living space within walking distance of Northleach's vibrant town centre and open countryside. Offered with no onward chain, the property features a south-west facing garden, a detached garage/workshop, and an adaptable ground-floor layout perfect for modern family life or remote working.

Fronted by a beautifully stocked, mature garden, the residence opens into an entrance hall, then a bright sitting room that transitions effortlessly into the open-plan kitchen and dining room. Serving as the central social hub of the home, this space connects directly to a light-filled garden room that overlooks the garden. A clever side extension introduces a practical rear entrance and boot room, leading to a quiet home office (or optional fourth bedroom) with an adjoining cloakroom. A side gate provides discrete access to a useful bin store area.

The first floor comprises a generous principal bedroom to the front, a second well-proportioned double bedroom capturing lovely elevated views across the town, and a versatile third single bedroom. These are served by a well-appointed family bathroom. Additional practical storage is provided by a part-boarded loft, easily accessible via a fitted ladder and equipped with lighting.

The rear features a sunny, low-maintenance, south-west facing garden designed for optimum privacy and outside entertaining. Beyond the rear garden gate, a private driveway provides off-road parking and leads to a detached garage. Complete with power, lighting, and a highly convenient side pedestrian door, the garage offers excellent potential for use as a dedicated workshop.

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SITUATION

Northleach is a historic Cotswold hidden gem that beautifully pairs quintessential architectural charm with a vibrant, active community lifestyle. Spared from heavy tourist crowds, this ancient wool town retains an authentic character centred around its historic Market Square, which hosts an incredibly rich array of amenities for a settlement of its size. Daily life is exceptionally well-served by a traditional family butcher, an independent bakery, a convenient Budgens store, a chemist, a post office, and a medical centre. The local culinary and social scene is a standout feature of the town: residents enjoy an elegant local wine bar, a café, the historic Sherborne Arms pub, and the acclaimed Wheatsheaf Inn, which is highly regarded for its exceptional restaurant and beautiful gardens, while the unique Old Prison Café serves as a popular destination for daytime dining.

The lifestyle here is deeply family-centric and underpinned by superb local infrastructure. Active spaces include expansive local playing fields complete with an impressive children's playground and a popular zip wire. Community life thrives between the historic Cotswold Hall and the versatile Westwoods Centre, both of which host a diverse array of local groups and events. Just outside of the town, Far Peak features a gym, padel courts, an outdoor climbing centre, and the superb Roots + Seeds Café and taproom, which hosts a vibrant calendar of live music and community events.

For families, educational provisions are a principal draw. The town offers excellent early-years options through its pre-school and highly regarded primary school. Furthermore, Northleach sits firmly within the coveted catchment area for the renowned Cotswold School in Bourton-on-the-Water, highly celebrated for its exceptional academic standards and exemplary Ofsted track record, with dedicated daily bus services collecting students directly from the town. Strategically positioned alongside the historic Fosse Way and A40 corridor, Northleach effortlessly combines a rich community fabric and picturesque rural living with seamless connectivity to Cheltenham, Cirencester, and Oxford.

ADDITIONAL INFORMATION

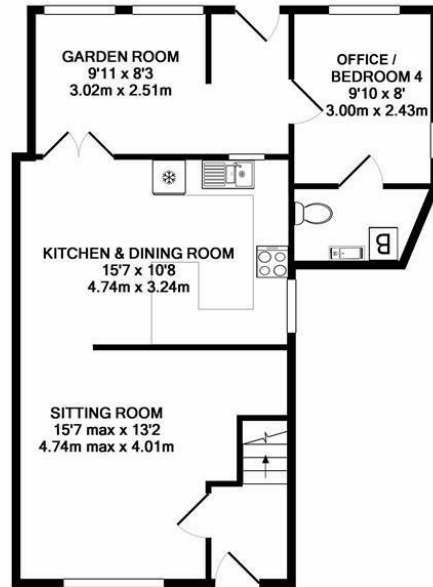
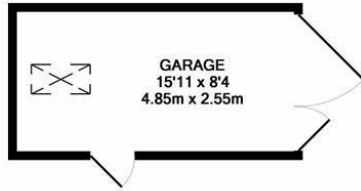
Mains electricity, water and drainage are connected. Oil-fired central heating via Worcester combi-boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is connected via Gigaclear. Mobile signal available - see: checker.ofcom.org.uk

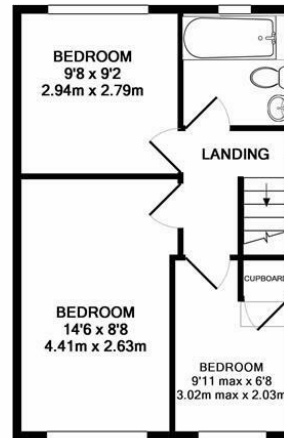








GROUND FLOOR
APPROX. FLOOR
AREA 726 SQ.FT.
(67.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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