

established 200 years

Taylor & Fletcher



Dawes Close, Southrop



Lechlade 3 miles, Fairford 3 miles, Burford 7 miles,  
Cirencester 12 miles, Oxford 25 miles

## 6 Dawes Close Southrop Gloucestershire GL7 3PR

**A BEAUTIFULLY PRESENTED LINK DETACHED HOUSE WITH LIGHT AND OPEN PLAN ACCOMMODATION ARRANGED OVER THREE FLOORS WITH A LARGE GARDEN AND A LOVELY ASPECT OUT OVER ADJOINING COUNTRYSIDE**

- Attached House
- Sitting Room, Garden Room
- Open Plan Kitchen / Dining Room
- Cloakroom
- Master Bedroom with En Suite
- 2 Further Bedrooms
- Family Bathroom
- 2nd Floor Occasional Bedroom 4/Studio
- Large Garden, Garage, Parking
- Lovely Views

**Guide price £435,000**

**VIEWING** Strictly by prior appointment through

Taylor & Fletcher

**Tel: 01451 820913**

### LOCATION

Dawes Close is set on the edge of Southrop, a sought after Cotswold village lying between the market towns of Fairford, Burford and Lechlade. The village is centred around the very popular village pub 'The Swan at Southrop' with St. Peter's Church, a village hall and community shop. Shops and facilities providing everyday requirements can be found in Fairford, Lechlade and Burford while the area's larger centres of Cirencester, Cheltenham, Oxford and Swindon are all within easy travelling distance. There is an excellent village primary school with secondary schooling in Fairford and a range of private schools including Cokethorpe, Hatherop Castle, Rendcomb and St. Hugh's, all within a reasonable distance.

### DESCRIPTION

No 6 Dawes Close is a link detached house of reconstituted stone elevations under a pitched concrete tiled roof recently sensitively extended to create contemporary modern accommodation with open

plan living space and accommodation arranged over three floors. The property is beautifully presented with an open plan fitted kitchen and dining room with utility off, with a separate garden room and interconnecting sitting room. On the first floor there is a large master bedroom suite with en suite bathroom, a refitted family bathroom and two further bedrooms, while on the second floor is an open plan studio office that doubles as an occasional bedroom 4. One of the key features of the property is the superb garden which opens out to a lovely vista over adjoining farmland with a detached summer house to the side with decked terrace.

The accommodation comprises a gabled Entrance Porch with outside light and painted timber door to lobby with mat well, casement windows to either side and glazed door to:

### Hall

With stairs rising to First Floor, tiled floor and painted timber door to:



## Cloakroom

With continuation of the patterned tiled floor, low-level WC with built-in cistern and wash hand basin with tiled splashback. Part chrome heated towel rail and radiator.

From the Hall, archway through to:

## Kitchen/Family Room

With the Dining Area with recess off and below stairs storage cupboard and wide mullioned casement window to front elevation and archway connecting through to Kitchen with breakfast bar and fully fitted kitchen comprising one and a half bowl sink unit with mixer tap set in a timber style surround, worktop with tiled splashback. Space and gas/electric point for range cooker, comprehensive range of below work surface cupboards and pan drawers. Built-in wine cooler, range of built in drawers, space and plumbing for dishwasher. Three quarter height unit to one side and built in refrigerator/freezer. Tiled floor throughout. Range of eye level cupboards and extractor with recessed lighting over hob. Wide double casement window overlooking the rear garden, part vaulted ceiling with velux roof light. Recessed ceiling spot lighting and separate door to:



## Walk-in Utility

With space and plumbing for washing machine, tiled floor, timber shelving and electric central heating boiler.

From the kitchen archway through to the:

## Garden Room

With part vaulted ceiling and exposed timbers with wide double glazed French doors with glazed panel over leading to the garden with windows to either side. Separate glazed door to rear terrace, two wall light points, recessed ceiling spot lighting and glazed door with matching panel leading in to the:

## Sitting Room

Which may also be approached from the hall with open fireplace fitted with a Morso stove with limestone hearth with recessed built in storage and book shelving to either side with space for television. Recessed ceiling spot lighting.

From the hall stairs with painted timber hand rail rise to the:



## First Floor Landing

With recessed ceiling spot lighting, Velux roof light over and atrium to second floor and painted timber door to airing cupboard with pine slatted shelving.

Painted timber door to:

## Master Bedroom 1

With recessed ceiling spot lighting and casement window overlooking the rear garden, painted timber door leading through to the:

## Large En Suite Bathroom

With matching suite comprising tiled panel bath with tiled surround, pedestal wash hand basin with tiled splashback, low-level WC and Velux roof light with doors to eaves storage, recessed ceiling spot light. From the landing, Painted timber door to:

## Bathroom

With P shaped bath with glazed shower panel with wall mounted stainless steel shower with hand set additional shower attachment, wash hand basin with built in cupboards below and tiled splashback, low level w.c with built in cistern and double glazed casement with deep sill to rear elevation. Wall mounted medicine cabinet.

From the landing door to:

## Bedroom 2

With recessed ceiling spot light and mullion window to front elevation.

From the landing door to:

## Bedroom 3

With mullion window to front elevation.

From the landing stairs rise with painted timber hand rail and balustrade to the Second Floor:

## Office/Occasional Bedroom 4

With eaves storage and dual Velux roof lights to rear elevation, balustrade over looking the first floor landing.

## Outside

No 6 Dawes Close is approached from Dawes Close with a gravel drive and path leading to the front door, with clipped evergreen hedging to the front of the house. Set to the side of the property is a SINGLE GARAGE with up and over door with separate pedestrian access out to the rear of the property with glazed and painted timber door. Power and light.

Set to the rear of the house is a terrace with timber decking approached via doors from the garden room with a pair of steps leading down to the principal garden laid to lawn with clipped evergreen hedging to either side and part deciduous hedging. Set to the end of the garden is a DETACHED SUMMER HOUSE of timber elevations and a wide timber deck and seating area with French doors and a separate window with tiled floor, power and light. There are some fine views over the end of the garden to the countryside beyond.



## SERVICES

Mains Electricity and Water. Shared private drainage system. Electric central heating.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucester GL7 1PT  
T: (01285) 623000

## COUNCIL TAX

Council tax band E. Rate payable for 2016 / 2017: £1,869.84

## DIRECTIONS

From Cirencester take the A417 to Fairford. Proceed through Fairford and take the left hand turn signposted Southrop. Proceed in to the village and take the right hand turn signposted Lechlade. Pass the entrance to Stonesfield Close and take the next left in to Dawes Close and No.6 will be found in front of you. From Burford take the A361 to Lechlade. Shortly after the turning for Carterton and Filkins, take the right hand turn signposted Southrop. Proceed into the village passing the Swan and take the left hand turn signposted to Lechlade and follow as above.

# Energy Performance Certificate



6, Dawes Close, Southrop, LECHLADE, GL7 3PR

**Dwelling type:** Detached house **Reference number:** 0285-2869-6688-9176-1835  
**Date of assessment:** 31 August 2016 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 31 August 2016 **Total floor area:** 154 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

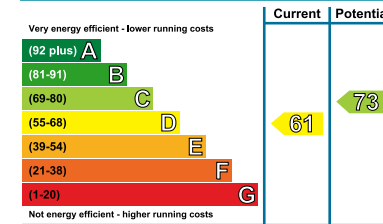
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,698</b>
<b>Over 3 years you could save</b>	<b>£ 603</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 270 over 3 years	
Heating	£ 3,666 over 3 years	£ 3,453 over 3 years	
Hot Water	£ 762 over 3 years	£ 372 over 3 years	
<b>Totals</b>	<b>£ 4,698</b>	<b>£ 4,095</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**



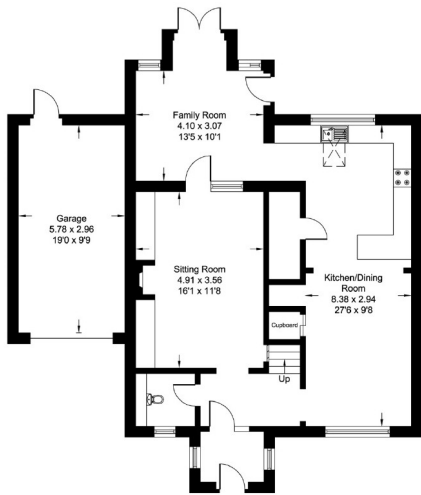
The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

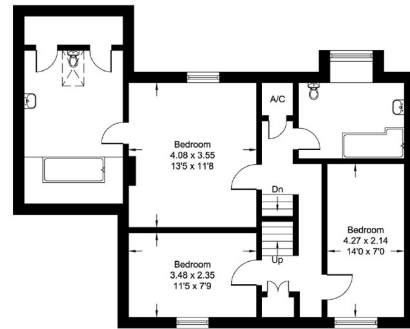
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 318	
2 Solar water heating	£4,000 - £6,000	£ 285	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 909	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

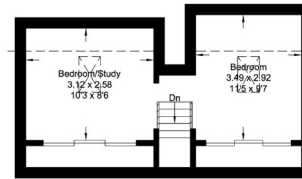
Approximate Gross Internal Area = 169 sq m / 1815 sq ft  
 Garage = 17 sq m / 184 sq ft  
 Total = 186 sq m / 1999 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

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.



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