

Perry Bishop
and Chambers

New Homes

West End,
Northleach, Gloucestershire, GL54 3HF



Spacious four bedroom new build detached house | Developed by Kingerlee Homes
Reserving off plan now | Approximately 400m from the town centre
Spring 2018 completion | EPC On completion

£595,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

West End, Northleach, Gloucestershire, GL54 3HF



4 Bedrooms



2 Bathrooms



2 Receptions

This small development of just nine private properties is being built by Kingerlee Homes, a family owned business and a small niche developer.

This property is built using reconstituted stone with natural slate roofing and hardwood external doors. The hardwood windows are double glazed with chrome fittings. There will be sensor lighting outside with lawn laid to the front and patio and lawn to the rear garden.

There will be driveway parking adjacent to the property.

The quality finish will include oak veneer doors with chrome fittings and Minoli ceramic tiled flooring to the bathrooms, cloakroom and the kitchen area. The kitchen will be fully fitted with integrated appliances to include a dishwasher, fridge/freezer, electric oven, ceramic hob, stainless steel cooker hood and under cupboard lighting. Bi-folding doors lead from the kitchen into the west facing garden.

The utility room will have fitted low level cupboards with sink, oil fired boiler and space and plumbing for a washing machine, with a door leading to the garden/driveway.

The bathrooms will have Twyford sanitary ware, Vado water saving taps, heated chrome towel rail and shaver socket.

The property will benefit from oil central heating, energy efficient lights including recessed down lighters in the kitchen/dining room and bathrooms, large airing cupboard and mains operated smoke detector.

There will be a Checkmate building warranty for 10 years and after sales care will be provided in accordance with this.





Amenities

Northleach is a thriving small Cotswold town which has successfully balanced its traditional commerce with the demands of tourism. When you walk through the town, it presents itself as a proud descendent of the great days of the wool trade, boasting the finest example of the Cotswold perpendicular style in the impressive Church of St Peter and Paul. Although wool is no longer the main business of the town, the marketplace is busy with trade and the local hostelrys provide a lively service to both visitors and locals.

Northleach offers a wealth of shopping facilities, from helpful and friendly proprietors, with the added bonus of free parking! Here you will find something for everyone from fresh bread and cakes, newspapers and magazines to specialist wines, fine quality meats and cheese, picture frames and paintings, dolls houses and furniture, music boxes, cosmetics, cards and souvenirs. For those wishing to prolong their stay, Northleach has a number of establishments offering quality accommodation, plus a variety of eating places and public houses.

Directions

From our office in Cirencester follow the A429 towards Northleach, at the traffic lights turn right into Northleach the site can be found on the right hand side before the Fire Station.

Services & Tenure

The property is served by mains electricity, oil, water and drainage. Tenure is Freehold. The above should be verified by your Solicitor or Surveyor.

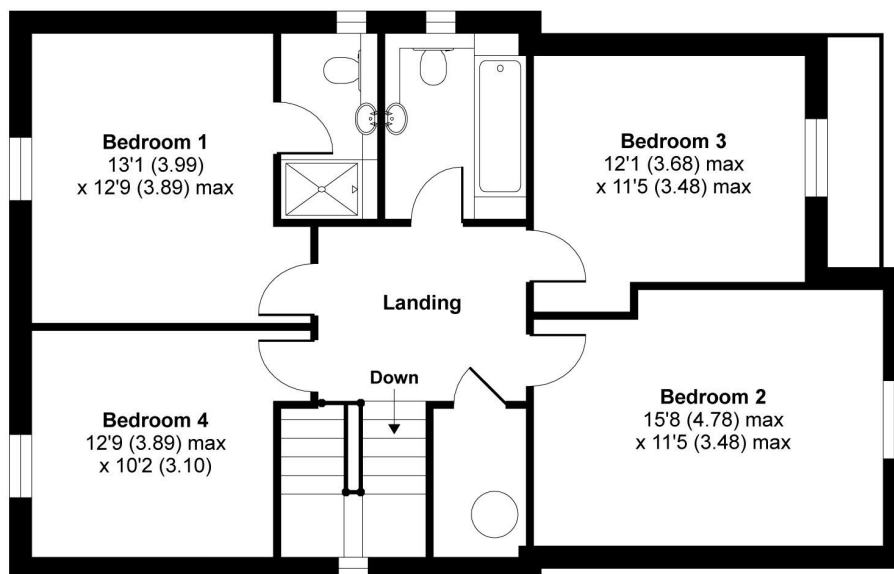
Local Authority

Cotswold District Council

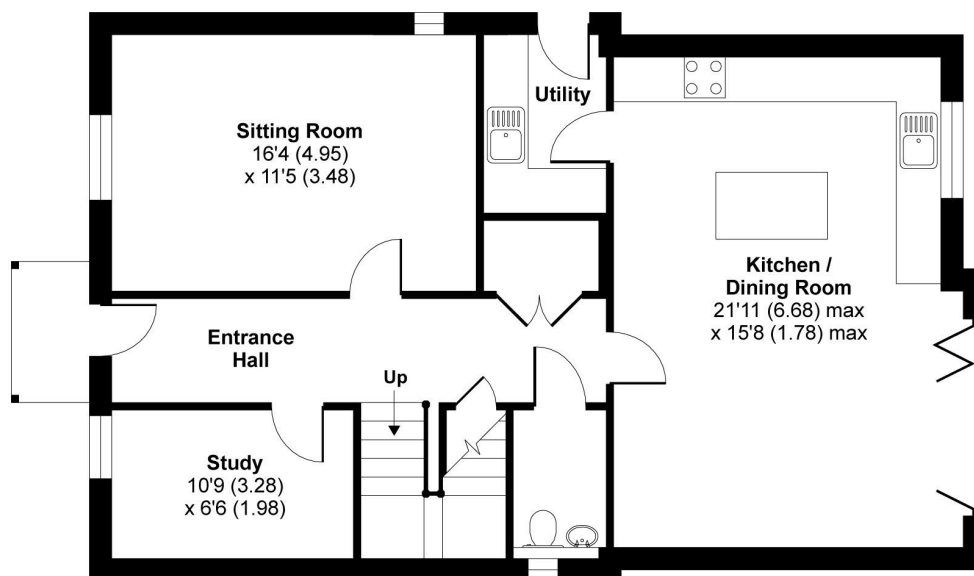
Ref: CIR3988/MM/71021171



West End Northleach, Cheltenham, GL54



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 233022

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.