

BRYWORTH FARMHOUSE

Lechlade, Gloucestershire



MOORE ALLEN
& INNOCENT

Bryworth Farmhouse £ 2,595 pcm

Lechlade, Gloucestershire

A beautiful three double bedroom modern build farmhouse totalling in excess of 2,000 sq. ft and situated in an enviable rural position on a small private equestrian estate between Lechlade and Fairford.

Introduction

Available immediately and for a long let if desired, the farmhouse is approached from Bryworth Lane, a quiet country lane leading to the pretty Cotswolds village of Southrop. A private gravel drive - with electric entry gate, leads from the lane to Bryworth Farmhouse and the neighbouring house and yard.

Constructed of Cotswold stone elevations under a pitched Cotswold slate roof, the accommodation is arranged over two floors and was substantially extended in 2012 and finished to an extremely high standard. More recently the property has been further upgraded with brand new windows and doors to complement the underfloor central heating.

Ground Floor

Enjoying a pleasant outlook across the adjoining countryside, the front door opens into a large welcoming entrance hallway off which there is a useful cloakroom, separate store cupboard and an attractive open wooden staircase leading to the first floor.

A particularly noteworthy feature of this property is the stunning and contemporary styled fully fitted kitchen diner. Featuring Corian worktops, a central island unit and double doors to the rear garden and patio, there is also an extensive range of integrated appliances including double oven, induction hob, dishwasher, fridge and freezer. Just off the kitchen there is a walk-in pantry.

In addition, the property features a generously proportioned sitting room which offers a light and airy feel on account of the southerly aspect, as well as a garden door to the front of the property and a statement fireplace with inset log-burner and hearth. A further door leads to a good sized and dual aspect study /snug /home office. A further practical benefit of the property is the hard-wearing, underfloor heated tile flooring that is featured throughout the ground floor.

First Floor

At the first-floor level there is attractive solid oak flooring to the three double bedrooms and landing, whilst the large master



bedroom also offers splendid open views to the front and a luxurious en-suite bathroom with both a bath and separate walk-in shower enclosure.

The open landing together with each of the three double bedrooms also offer well-fitted storage options including wardrobes and airing cupboards. Completing the beautifully styled principal accommodation is a particularly well-appointed family bathroom including a full-sized bath with a fitted shower over.

Annexe, Garage & Gardens

Adjacent to the farmhouse there is a recently built timber clad double garage with an integral annexe to the rear and above. On the ground floor there is a small kitchen with a single drainer sink and a washing machine connection together with a flight of stairs

leading up to a large open plan room which could lend itself as perhaps a spacious office or alternatively a bedroom four or guest suite as required? Adjacent, there is a well-equipped shower room with w/c and a walk-in shower.

Outside to the rear of the house the gardens are mainly laid to lawn (maintenance included) and enjoy a pretty outlook over the adjoining paddocks. As well as ample off-road parking, one side of the double garage is also included within the tenancy.

Close to Home

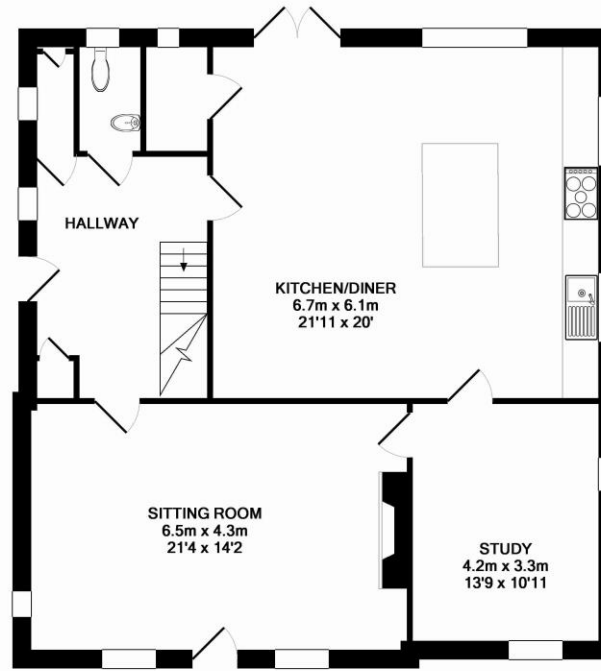
Bryworth Farm is situated in a private rural position on the edge of the Cotswold Hills but close to the popular market town of Lechlade-on-Thames (c. 1.5 miles). Lechlade and Fairford (c. 2 miles) provide for most day to day shopping requirements including

a convenience store, butchers, dentist, medical centre and numerous cafes, pubs and restaurants.

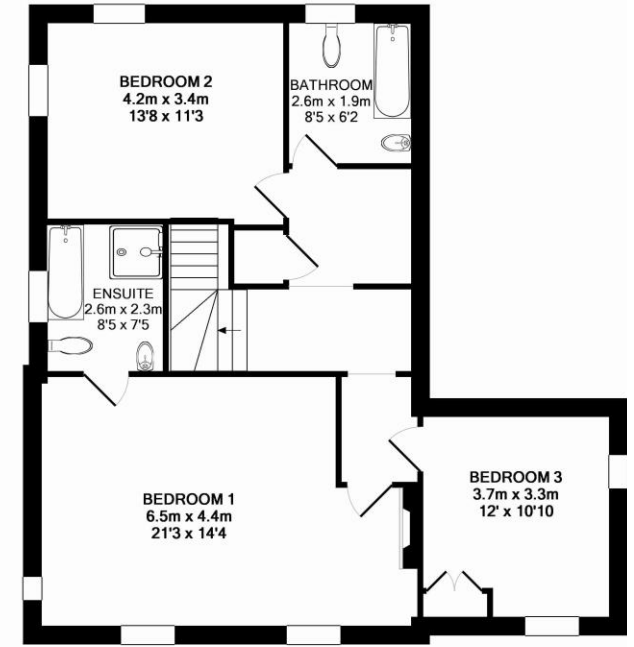
Despite its rural position, communications are excellent. The property is situated approximately equidistant of Cirencester and Witney (each c. 13 miles) both of which offer a wider range of facilities and amenities - including Waitrose supermarkets, whilst the latter also offers a Cineworld multiscreen cinema.

There is a superb choice of primary and secondary schooling options within the area, including a popular primary school in nearby Lechlade. For secondary education, Farmor's School in Fairford boasts a good local reputation whilst a number of private sector schools including Cokethorpe, St. Hugh's and Hatherop Castle are within daily driving distance.





GROUND FLOOR
APPROX. FLOOR
AREA 101.4 SQ.M.
(1092 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 79.5 SQ.M.
(856 SQ.FT.)

TOTAL APPROX. FLOOR AREA 180.9 SQ.M. (1947 SQ.FT.)

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 ©2011

Services

We understand that mains water, electricity and telephone are connected. There is an oil-fired central heating and hot water system, and a private drainage septic tank.

Council Tax - Band D

EPC – Band - C

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
	72	74		64	65
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

DISCLAIMER

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 ©2019



33 Castle Street, Cirencester
Gloucestershire, GL7 1QD
01285 648 118 lettings@mooreallen.co.uk

