



CRANEBROOK COTTAGE

NORTHLEACH, CHELTENHAM, GLOUCESTERSHIRE GL54 3EP

£395,000

A charming modern cottage, with no onward chain, situated a short walk from this historical town's Market Place.



LOCATION

Northleach is a delightful medieval wool town, boasting many fine buildings and a parish church. Well served with shops for day to day living, with a Post Office, award winning Butcher, Chemist, Green-Grocer and Bakery. There is also a Medical Centre, community hall and Veterinary Surgery. Educational amenities include a Primary School, plus in the catchment area for the Cotswold School at Bourton on the Water.

PROPERTY

Cranbrook Cottage comprises a detached individual house of natural stone frontage set beneath a pitched conservation tiled roof. Centrally located within this charming town, the property was constructed in the late 1980's and is offered for sale without an onward chain.

The well-presented accommodation briefly offers external porch with front door opening into the entrance hall. Stairwell to first floor, doors to the sitting room, kitchen and cloakroom. The sitting room has a dual aspect with central chimney breast housing an open fireplace. The kitchen comfortably accommodates space for dining and reflects a good range of base and wall mounted units and has views to rear and across garden

backlands towards the parish church of St Peter and St Paul. A utility room with access to the side of the property lies off the kitchen. To the first floor Cranebrook Cottage offers three bedrooms and modern bathroom.

To the outside, parking lies to the side, pedestrian gates lead via both sides of the house to the rear which is hard landscaped reflecting a heavily planted raised border bound by mature capped stone walls.

GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. All main services with the exception of gas are connected. Oil fired heating. Replacement Upvc double glazed windows. Council Tax band 'C' charges 2020/21 £1,629.41. EPC Band 'C'. Cotswold District Council (01285) 623000.

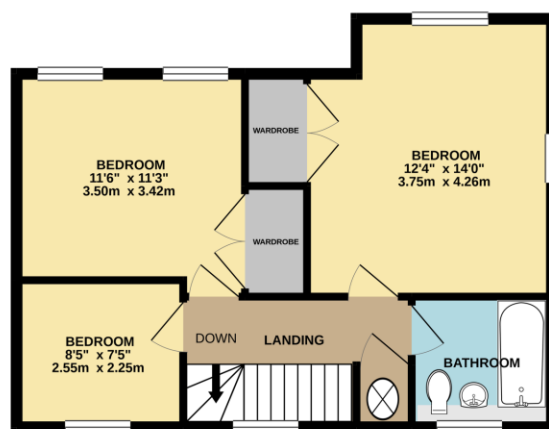
DIRECTIONS

On entering the town from the Cheltenham direction, continue through the Market Place heading east, passing the turning left to Farmington, Cranebrook Cottage will be seen a short distance along on your right.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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