



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



KATE'S COTTAGE

Northleach

# Kate's Cottage, Northleach, GL54 3HE

Sitting Room • Kitchen/Dining Room • Study • 3 Bedrooms  
2 Bathrooms • Garden and terrace

## A beautiful village house in the heart of Northleach

### Location

Situated in the heart of Northleach, Kate's Cottage is ideally located with village amenities on the doorstep. Northleach is a beautiful and vibrant historic town close to both Cirencester and Cheltenham, with a superb variety of shops including an award-winning butcher, a vintner, a chemist and a post office. The town also benefits from a doctor's surgery, primary school, nursery, tennis courts, a playground, a magnificent medieval church and fabulous gastro pubs The Wheatsheaf Inn and The Sherborne Arms.

Daylesford Organic Farm Shop, 12 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

Known as the "Capital of the Cotswolds", Cirencester to the south is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham only a short drive west offers excellent shopping and dining and is also host to literary, jazz and food festivals, and of course, horse racing.

Sporting opportunities are abundant with nearby golf courses in Cheltenham, Cirencester, Minchinhampton and Naunton; footpaths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including The Cotswold School, Kitebrook, Cheltenham Colleges, Rendcomb College, Pate's and Marling to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

*Cirencester 9 miles*  
*Burford 9 miles*  
*Stow-on-the-Wold 10 miles*  
*Cheltenham 12 miles*  
*Kingham 12 miles (direct train to London Paddington 85 minutes)*  
*Oxford 25 miles*

All distances and times are approximate





## General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Oil-fired central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band D and EPC rating E.



## Description

Kate's Cottage is a fabulous semi-detached Cotswold village house. The owner has been mindful to create a welcoming and charming home which is also practical and well adapted to everyday living with superbly flowing living spaces.

The kitchen/dining room is the heart of the house and a great space for everyday dining and when entertaining family and friends. The kitchen is well quipped with all the necessary modern appliances and offers plenty of worktop and storage space. A stable door leads directly to the terrace and garden beyond.

The sitting room is a wonderful room in which to relax and is lovely and cosy

in the colder months with the roaring wood burner.

Upstairs, the first floor comprises two double bedrooms, one with an en suite bathroom, and a family bathroom. On the second floor is an attic bedroom and a study.

All the rooms are well laid out and lovely and bright and light.

Outside the garden is an enchanting spot in which to relax and unwind after a long day. The terrace area is ideal for BBQs and summer sundowners.





**TOTAL FLOOR AREA** 1224 sq.ft (113.7 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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