

# Lane House

Northleach, Gloucestershire



MOORE ALLEN  
& INNOCENT

## Lane House

**Northleach, Gloucestershire**      **£ 1,800 pcm**

A fabulous opportunity to rent this beautifully renovated and very well presented three double bedroom, two shower /bathroom Period property situated close to the High Street of this delightful and well serviced Cotswold market town.

Available immediately and for a long let if desired, this traditional style, Grade II Listed Cotswold stone cottage has been meticulously refurbished and improved by the current owner to provide a superior blend of modern style and finish with the traditional character and charm associated with these quintessential properties.

Whether as a full-time home or just a weekend retreat, the neutrally decorated, centrally heated residence offers deceptively spacious accommodation laid out over three floors.

Of particular note with this property is the detached, single room annexe within the rear garden which has also been renovated to a high standard and offers superb flexibility of use whether as a home office, hobby or fitness room perhaps?

To the ground floor of the main accommodation is a good-sized living room with beautiful, exposed Cotswold stone walls, feature beams and woodwork, hard-wearing flagstone flooring and an impressive, presentation fireplace.

To the rear of the cottage is a traditional cottage kitchen with a range of fitted storage units beneath tiled worktops, as well as a double oven, gas hob, space for appliances, rear garden access and a useful, separate walk-in larder /utility.

Stairs from the living room lead to the first-floor landing and two generously proportioned double bedrooms with attractive Period features and fitted storage.

Also on this floor is a good-sized family bathroom with wood panelling detail and featuring a three-piece suite of bath with shower attachment over, hand wash basin and wc.

To the upper floor is a most attractive master bedroom suite benefitting from a lovely southerly aspect across the rear garden, alongside a cleverly designed ensuite shower room.

Externally the cottage offers a secluded patio terrace to the rear with a pathway leading to a more formally landscaped garden which is principally laid to lawn with mature planting and borders.



In addition, there is also a handy storage shed as well as a practical pedestrian side access to Church Lane. To the front of the property, there is ample, free on-street parking available.

### Close to Home

Northleach is a small historic market town located in the heart of the Cotswolds within an Area of Outstanding Natural Beauty.

The town was a centre of considerable importance in the export wool trade in the 15th Century and has many fine period buildings and an impressive church dating from that period.

There are excellent day-to-day shopping facilities including an award-winning butcher, grocer, chemist, baker, doctors' surgery, post office, hairdresser and beauty salon, as well as a wine bar and a number of public houses with restaurants including the highly acclaimed

Wheatsheaf Inn. Northleach also has a cricket club, tennis courts and outdoor swimming pool as well as a network of footpaths through beautiful countryside.

The larger commercial centres of Cirencester, Cheltenham and Oxford are all within driving distance, providing a greater range and variety of shopping, recreational, leisure and cultural facilities.

Local schools include a nursery and primary school in Northleach, with excellent secondary schools at Burford and Bourton on the Water.

Other private and state schools in the area include Hatherop Castle, Rendcomb College, The Cheltenham Colleges, St Edward's School and Pate's Grammar School in Cheltenham.

Northleach offers excellent road communications with access from the A40 which connects to the M40 (Junction 8) beyond Oxford to

London and the North. To the west of Northleach road links connect to the M5, with M4 access to the south at Swindon (Junction 15).

Train links from Kemble Station, near Cirencester, or Kingham are within 16 miles with journey times to London-Paddington from approximately 76 minutes.

Sporting and cultural opportunities include golf at Burford, Naunton Downs and Cirencester. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Theatres and cultural activities are available in Cirencester, Oxford and Cheltenham.

[mooreallen.co.uk](http://mooreallen.co.uk)

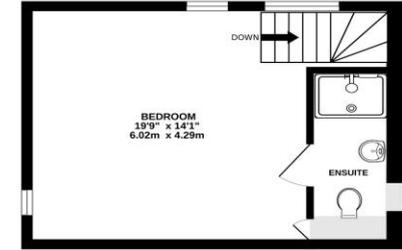




OUTBUILDING  
113 sq.ft. (10.5 sq.m.) approx.



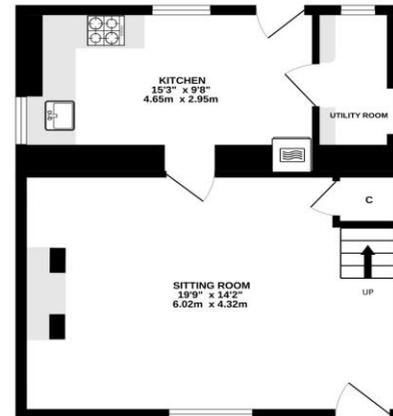
2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



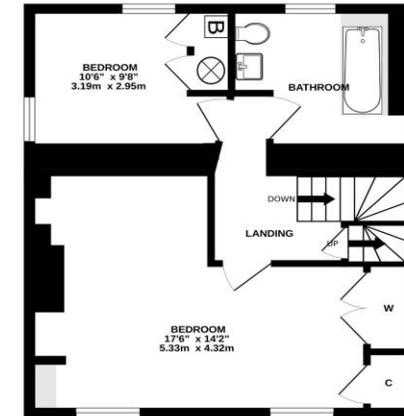
TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

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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GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



### Services

We understand that mains electricity, water, drainage and telephone are connected. There is an LPG gas-fired central heating and hot water system.

Council Tax - Band D

EPC – Band G (tbc)

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



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### DISCLAIMER

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