6 Farmington Road, Northleach, Gloucestershire, GL54 3JA

£650,000

CJ HOLE est. 1867

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Freehold Detached House, Three Bedrooms, Two Reception Rooms, Two Bathrooms, Gardens, Garage, Village Location

£650,000

Cirencester Sales
1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158|cirencester@cjhole.co.uk

A stunning three bedroom detached bungalow boasting 1,475 sq ft of living space in a charming village setting. This property offers a spacious layout with three reception rooms, two bathrooms, and a detached garage. The modern interior is complemented by a well-maintained garden, perfect for outdoor entertaining. A delightful bungalow offering a blend of comfort and style.

Northleach is a charming Cotswold market town, renowned for its attractive honey-coloured stone buildings, strong sense of community and convenient location between Cirencester, Cheltenham and Oxford. The town offers a range of everyday amenities including independent shops, a convenience store, post office, cafés, pubs and restaurants centred around its historic market square.
Families are well served by the highly regarded Northleach C of E Primary School, with secondary education available at the outstanding Cotswold School in nearby Bourton-on-the-Water. Surrounded by beautiful countryside, Northleach offers excellent walking and outdoor pursuits, whilst the magnificent Church of St Peter and St Paul, known as the "Cathedral of the Cotswolds", reflects the town's rich heritage. Its combination of rural charm, practical amenities and excellent connectivity makes Northleach a highly desirable place to live.

Nestled in the picturesque village of Northleach, this charming detached bungalow offers a tranquil retreat for those seeking a Cotswold lifestyle. Boasting three well-appointed bedrooms, this property is ideal for families or those looking to downsize without compromising on space. The modern interior features a spacious living area, a well-equipped kitchen, and a sleek bathrooms all designed for maximum comfort and convenience.

The property also benefits from a delightful garden with pergola perfect for enjoying al fresco dining or simply relaxing in the sunshine. With a detached garage, practicality meets style in this lovely home. Situated in a desirable location, close to local amenities and transport links, this property offers the best of village living with easy access to the city. g.

Services
Mains electricity, water and drainage.
Double glazing
Cotswold District Council
Tax band E £2925.69 26/27

I.D checks.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal.

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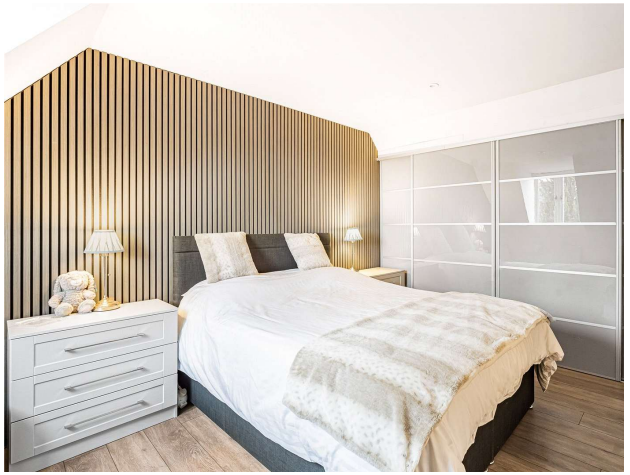
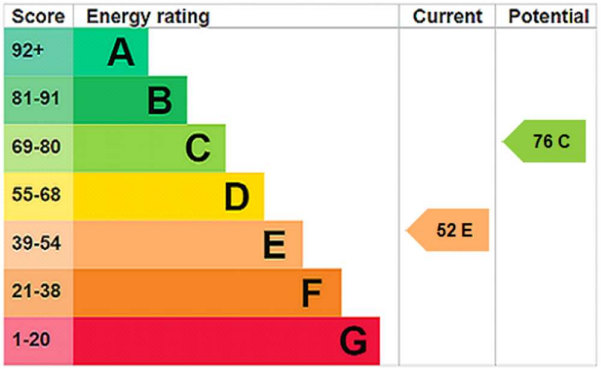


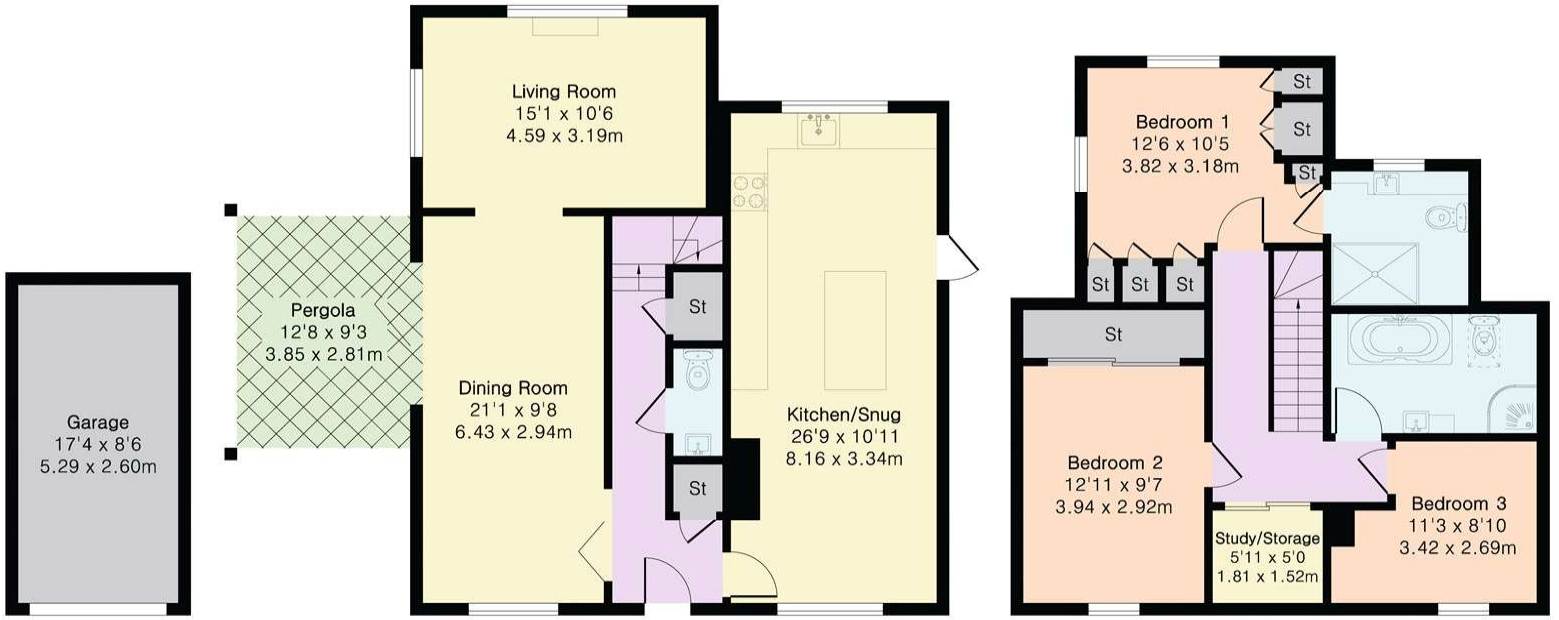


Approximate Gross Internal Area 1471 sq ft - 136 sq m
(Excluding Garage)

Ground Floor Area 810 sq ft – 75 sq m

First Floor Area 661 sq ft – 61 sq m

Garage Area 148 sq ft – 14 sq m



Garage

Ground Floor

First Floor

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