



Morley House
Lechlade
Gloucestershire
GL7 3AA



Description

Morley House is a unique grade II listed house dating back in part to the 14th century and more recently the Queen Anne period and is situated just off the market place in historic Lechlade. The property has been sympathetically modernised in recent times and offers beautifully presented and flexible accommodation over three floors. Accommodation comprises: entrance hall with Tudor staircase rising to the upper floors, three reception rooms and an annex bedroom which has its own door leading from the front and an en-suite wet room. There is a modern fitted kitchen breakfast room with Aga and underfloor heated flagstones overlooking a private courtyard and steps lead up from the kitchen to the remains of the 14th century tavern with wine cellar below which forms a cosy snug. On the first floor there are three bedrooms and two bathrooms, with a further three bedrooms and bathroom on the top floor. Outside utility and store plus further out building and attractive lawned garden to the front with pedestrian access from the market place.

Directions

From the offices of harrison james & hardie proceed out of the village via the Rissington Road, continue up the hill following the road to Upper Rissington. At the top of the hill turn left and continue along the road until you reach the T junction, turn right onto the A424 towards Burford, follow this road and at the roundabout take the 2nd exit into Burford and drive up the high street until you reach the Burford roundabout, take the 3rd exit onto the A361 towards Lechlade. On entering Lechlade continue into the town until you reach the Market Square where you will find ample parking. The entrance to the property is through the cream iron gate to the right of The Health Box shop.

Location

Lechlade-on-Thames is an attractive, historic small market town, situated at the southern borders of the Cotswolds. The town has an excellent range of facilities including a doctors surgery, Church, a butcher, greengrocer, supermarket, library,

pharmacy, post office, coffee shops, pubs and a highly regarded primary school. More comprehensive amenities can be found at Cirencester (about 14 miles), which has an excellent range of shops and services including Waitrose and a variety of independent boutiques, pubs and restaurants. Cheltenham, Oxford and Bath are excellent cultural centres and are all within easy reach, communication links are excellent with the nearby A40 giving access to the M4 and M5 motorways whilst Swindon railway station provides a regular and direct service to London Paddington in approximately 60 minutes.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.



Morley House

Approximate Gross Internal Area = 299.2 sq m / 3221 sq ft

Cellar = 7.6 sq m / 82 sq ft

Store = 9.9 sq m / 107 sq ft

Outbuilding = 3.1 sq m / 33 sq ft

Total = 319.8 sq m / 3443 sq ft



Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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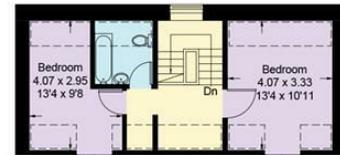
Bourton on the Water

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Moreton in Marsh

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GLOS GL56 0AF
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□ = Reduced headroom below 1.5m / 5'0"



Second Floor



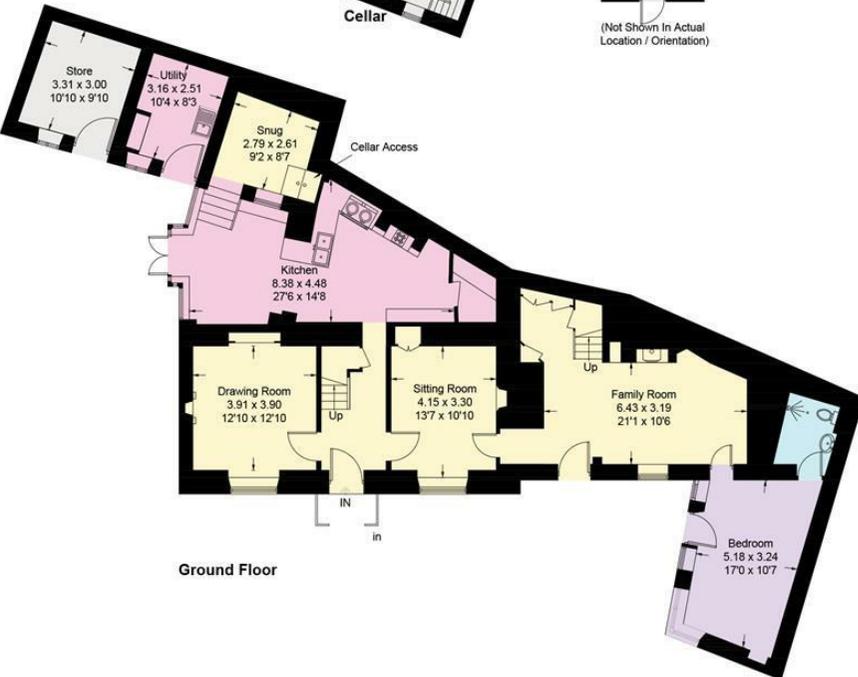
First Floor



Cellar



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID738213)