



**I Hillview**  
All Alone Mill End  
Northleach  
GL54 3HJ



## Description

Situated on a generous plot approaching quarter of an acre this lovely family home has been extended by the current owners. 1 Hillview benefits from a spacious kitchen family room with tri-folding patio doors opening onto the rear garden. There is a cosy sitting room with a multi fuel burning stove, a second reception room/playroom, a utility room and a ground floor bathroom. Upstairs there is a large landing leading to a further bathroom and four double bedrooms, the master having an en-suite. The property is approached from the lane via a five bar gate leading to parking for several vehicles and a detached garage. There are large, secluded gardens to the front and south facing to the rear. Whilst the properties location feels semi-rural it is just a short stroll into the centre of Northleach.

\*N.B. The property has a restriction giving local people an automatic consent to purchase; anyone from out of the area must get approval from Cotswold District Council\*

S.157 Housing Act 1985 – 1 Hillview was formerly part of the

Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

## Northleach

Northleach is a former medieval wool town with many fine historic buildings and a beautiful Parish Church. The town is well served with shops for day to day requirements including a Post Office, Butcher, Chemist, Green Grocer/Baker, Doctors, Vets, Museum and a variety of pubs/restaurants. There are primary schooling and pre school nursery facilities. The town is easily accessible, lying on the cross roads of the Fosseway (A429) and the Cheltenham to Oxford Road.

## Directions

Proceed from Bourton on the Water via Lansdowne and turn left



onto the A429. Proceed straight on at the roundabout and straight on at the Northleach traffic lights. A little way along you will see a sign on the left for Mill End, proceed along here into All Alone and 1 Hillview is near the end on the right-hand side.

## Tenure and Possession - Freehold

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

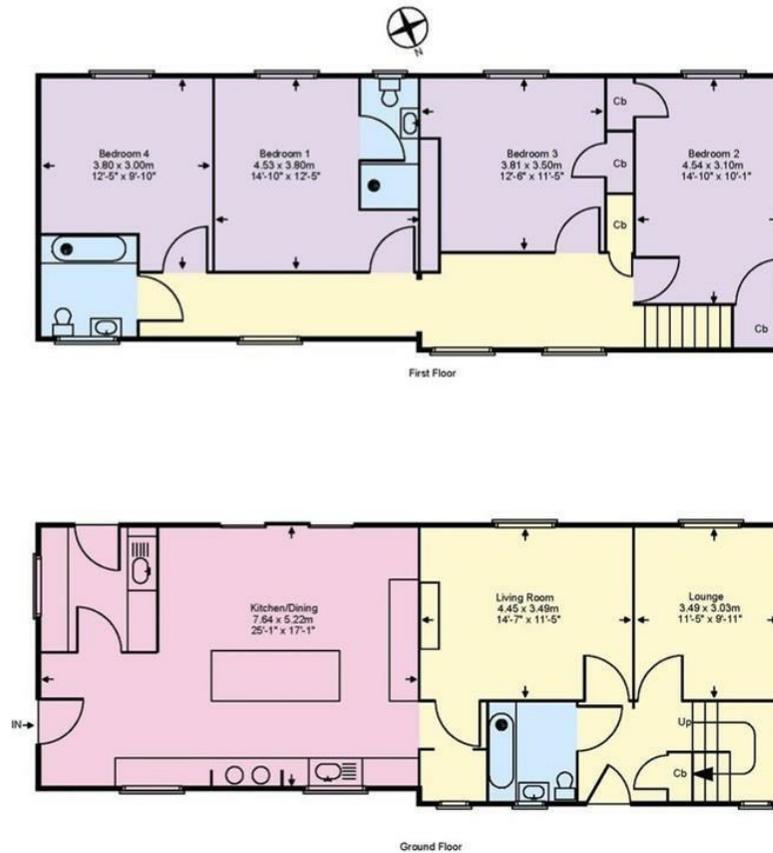
## Bourton on the Water

Bourton on the Water is a large village situated in the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the village centre. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate Gross Internal Area = 157.80 sq m/ 1698.55 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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## Bourton on the Water

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