established 200 years

Tayler & Fletcher

7 Farmington Rise

Northleach, Cheltenham, GL54 3HU

Guide Price £500,000

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A substantial 5 bedroom semi-detached family home set in an elevated position on the Northern edge of Northleach and enjoying a lovely Westerly outlook over the town towards the Church.

LOCATION - Northleach

Northleach is a picturesque former wool market town set in the heart of the Cotswolds, known for its vibrant community and rich architectural heritage. At its centre stands the magnificent parish church of St Peter and St Paul, a landmark dating back to the early 12th century. The town offers an excellent selection of everyday amenities including an award-winning butcher, specialist shops, a traditional vintner, a chemist, welcoming pubs and restaurants, a Post Office and a doctors' surgery. Northleach enjoys superb connectivity, with the A40 providing easy access to Cheltenham to the west and Oxford and London to the east, while the nearby Fosse Way links to Bourton-on-the-Water, Stow-on-the-Wold and Birmingham to the north, and Cirencester and Swindon to the south. The area is well served by both state and independent schools, with a Primary School located within the town and the highly regarded Secondary School, The Cotswold Academy in the nearby village of Bourton-on-the-Water. Outdoor pursuits are plentiful, with beautiful countryside walks on the doorstep, racing at Cheltenham, Stratford and Newbury, and an excellent choice of theatres in Cheltenham, Oxford and Stratford.

DESCRIPTION

7 Farmington Rise comprises a substantial semi-detached and extended house of rendered elevations under a pitched plain tiled roof, set in a superb elevated position on the edge of Northleach with far reaching views. The property offers exceptional accommodation arranged over two floors with interconnecting kitchen/breakfast room, dining room, separate sitting room, garden room, study, utility room, spacious central hall and storage area/rear hall on the ground floor with a principal bedroom with en suite bathroom and dressing room on the first floor, four further good sized bedrooms and a shower room.

Approach

Opaque double glazed uPVC door with outside light to:

Entrance Lobby

With tiled floor and double glazed casement to front elevation, part-glazed painted timber door to the:

Sitting Room

With double glazed casement to front elevation, a fireplace fitted with a wood burning stove with tiled hearth and decorative timber mantle over, two wall light points, wall mounted Jaga radiator and double glazed French doors leading out to the:

Garden Room (to the rear)

With dwarf walls and part-clad elevations, glazed door to rear garden and three quarter height double glazed casements to rear garden and pitched translucent roof. Wall light point.

From the sitting room, a part-painted timber panelled and glazed door interconnects through to the:

Kitchen/ Breakfast Room

With tiled floor throughout and comprising a fitted kitchen with one and a half bowl stainless steel sink unit with chrome mixer tap, tiled splash back, a range of below worksurface cupboards and drawers, space with plumbing for dishwasher and electric point for cooker, three quarter height unit to one side with built-in Neff microwave, extractor over hob and a range of eye-level cupboards. A further range of eye-level cupboards with corner display shelving and two double glazed casement windows interconnecting through to the garden room and rear workshop. Space for upright fridge/freezer, wall mounted Jaga radiator and archway interconnecting through to the:

Dining Room

With wide double glazed casement window to front elevation, wall mounted Jaga radiator and dado rail.

From the kitchen, part-glazed and part-timber panelled painted timber door to the:

Staircase Hall

With wide double glazed casement to the front elevation, timber laminate floor, wall mounted Jaga radiator, painted timber staircase and balustrade rising to the first floor, below stairs storage cupboard and separate uPVC door leading out to the rear lean-to.

From the staircase hall, a pair of bi-fold glazed doors lead to the:

Study

With double glazed casements to front and side elevations, continuation of the timber laminate floor and painted timber door to:

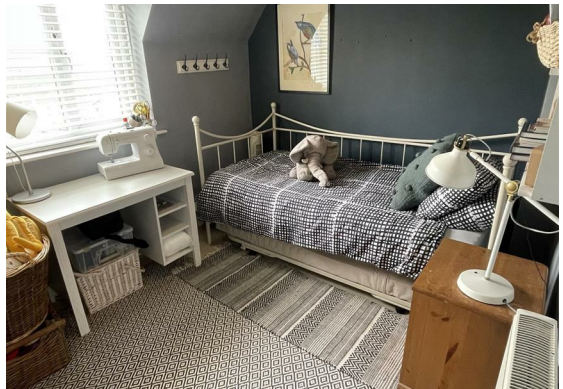
Utility Room/ Cloakroom

With tiled floor, low-level WC, pedestal wash hand basin with timber splash back, part-timber clad walls, space and plumbing for washing machine and drier and double glazed casement window through to the rear lobby. A pair of eye-level cupboards. Wall mounted Jaga radiator.

From the staircase hall, a uPVC double glazed door leads to the:

Rear Lobby

With tiled floor, separate glazed door to the rear garden, pitched translucent roof and painted timber door to:



Store
With Daikin heater and separate sliding door through to the:

Workshop
With continuation of the tiled floor and with double glazed casements overlooking the rear garden and separate double glazed window back through to the kitchen.

From the hall, stairs with painted timber balustrade and hand rail rise to the:

First Floor Landing
With Velux rooflight to front elevation, access to roof space and painted timber door to:

Bedroom 1
With double glazed casements to front and side elevations, separate painted timber door to:

Dressing Room/ Study
With double glazed casement window overlooking the rear garden and with views over the field to the rear, timber laminate floor. Built-in storage.

From the bedroom, painted timber door to:

En Suite Bathroom
With panelled bath with wall mounted Mira shower over, part-timber clad walls and part-tiled walls, low-level WC, oval inset wash hand basin with built-in cupboard below. Heated towel rail, wall mounted heater and Velux rooflight to rear elevation.

From the landing, painted timber door to:

Bedroom 2
With wide double glazed casement window overlooking the garden to the field to the rear, built-in cupboard and further built-in wardrobe with mirror fronted glazed sliding doors.

From the landing, painted timber door to:

Bedroom 3
With part-timber clad walls and wide double glazed casement window overlooking the front of the property with views across Northleach to the Church, built-in storage.

From the landing, painted timber door to:

Bedroom 4
With wide double glazed casement window to the front of the property and with built-in wardrobes.

From the landing, painted timber door to:

Shower Room
With low-level WC, wall mounted wash hand basin with mixer tap with tiled splash back, heated vertical towel rail, corner shower with curved glazed screen, glazed doors and Mira shower.

From the landing, painted timber door to:

Bedroom 5
With double glazed casement window overlooking the rear garden and land to the rear.

OUTSIDE
7 Farmington Rise is approached from the cul-de-sac via a gravelled drive with a pair of five bar timber gates leading to a gravelled parking area and in turn leading to a DETACHED STUDIO building and lean-to store with a garden shed and a terrace to one side. Set separately is a pedestrian access from the cul-de-sac with steps leading up to the front door with a paved terrace to the front of the house and with the former French doors into the study. Set to the rear of the house and accessed via the pedestrian access to the side of the car parking is the rear garden with a part-decked and gravelled terrace to the rear of the house with Cotswold stone retaining walls and raised beds and steps leading up to a seat with a close board timber fence leading back to farmland to the rear.

Section 157
7 Farmington Rise was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

SERVICES
Mains Electricity, Water and Drainage are connected. Heating via Air-source heat pump.

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2127.78

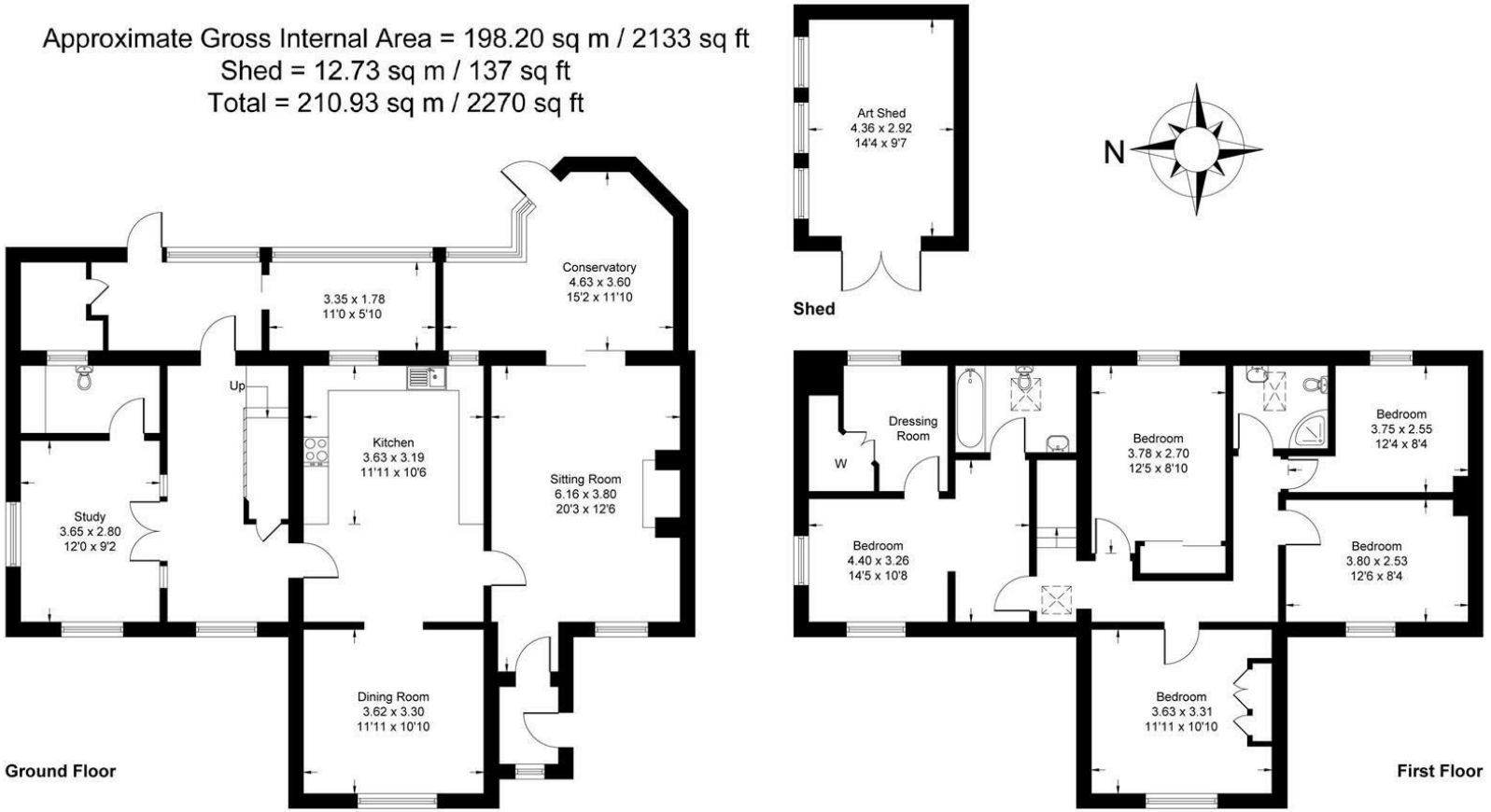
DIRECTIONS
From Bourton-on-the-Water take the A429 Fosse Way south. Proceed straight over the roundabout with the A40 and turn left at the traffic lights into Northleach. Continue straight through the centre of the Town and into the High Street taking the left hand turn into Farmington Road, leading out of the town and then take the second right into Farmington Rise where the property will be seen immediately on your left hand side.

What3Words: music.grazed.hobbyists

AGENTS NOTE
Rendered elevations to be painted prior to sale.

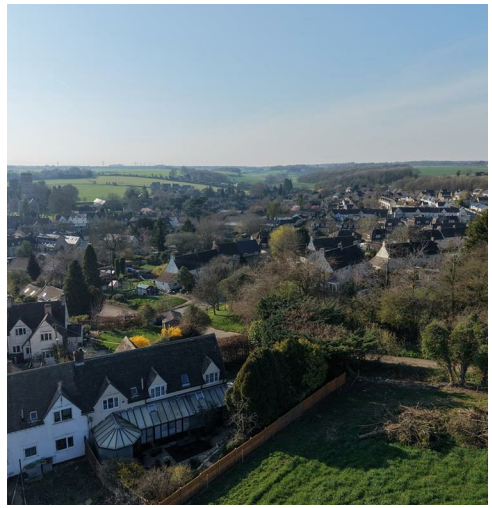
Floor Plan

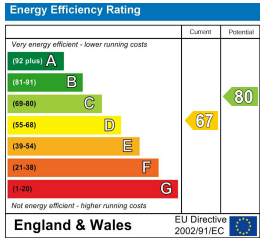
Approximate Gross Internal Area = 198.20 sq m / 2133 sq ft
Shed = 12.73 sq m / 137 sq ft
Total = 210.93 sq m / 2270 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map





Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
Tel: 01451 820913 Email: bourton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk