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7 Shepherds Way
Northleach, Cheltenham, GL54 3ED
Guide Price £685,000





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A beautifully presented and recently updated detached family house with modern open plan kitchen and dining space with double aspect sitting room, a larger master bedroom with en suite bathroom, 3 further double bedrooms and bespoke bathroom occupying a good position on the Western edge of the town, with a lovely outlook over adjoining fields, parking and garage.

LOCATION

Northleach is a charming former wool market town set in the heart of the Cotswolds. The town has a thriving community centred around the historic parish church of St Peter and Paul dating from the early 12th century. It has an excellent variety of shops including an award winning butcher, a vintner, chemist, good pubs/restaurants, a Post Office and doctors surgery. The town provides excellent access on to the A40 with Cheltenham to the west and Oxford and London to the east. The Fosse Way provides access to Bourton-on-the-Water, Stow and Birmingham to the north and Cirencester and Swindon to the south. There is excellent schooling in both the state and private sectors in the area and public schools in Oxford and Cheltenham. The area provides a fantastic range of outdoor leisure pursuits and there is racing at Cheltenham, Stratford and Newbury and theatres in Cheltenham, Oxford and Stratford.

DESCRIPTION

7 Shepherds Way comprises a beautifully presented detached house occupying a superb position on the Western edge of this popular central Cotswolds market town with lovely views out to the West. The property, which has been in the current ownership for nearly 20 years, has been tastefully updated and refurbished in recent years, creating a bespoke open plan kitchen/breakfast room and dining room, together with a sitting room on the ground floor, both with french doors out to the rear garden and outside dining terrace. On the first floor there is a principle bedroom with en suite bathroom, 3 further double bedrooms and a bespoke family bathroom with separate bath and shower. The house is set at the head of the Cul de Sac, with a pleasant walled front garden, parking and a single garage and is offered for sale with NO ONWARD CHAIN.

Approach

Opaque part-glazed front door to:

Entrance Hall

With Oak floor, double glazed casement to front elevation and door to:

Cloakroom

With continuation of the Oak floor, low-level WC, wall

mounted wash hand basin with tiled splash back and opaque double glazed window to front elevation and a pair of doors to cloaks cupboard, also housing the Oil-fired central heating boiler.

From the hall, a timber door interconnects through to the:

Open-plan interconnecting Kitchen Breakfast Room

With dining area having continuation of the Oak floor, wide double glazed casement window to front elevation, vertical heated radiator, stairs rising to first floor and wide archway interconnecting through to the:

Kitchen/ Breakfast Room

With bespoke fitted kitchen comprising circular stainless steel sink unit with mixer tap and separate circular drainer to side set in the Granite worktop. A comprehensive range of below worksurface cupboards and drawers and built-in Bosch dishwasher, further matching unit with built-in cupboards and drawers and three quarter height unit to one side with sliding storage in triplicate. Space and plumbing for American style fridge/freezer and wine cooler. Continuation of the Oak flooring throughout, vertical heated radiator and triple aspect with double glazed casements to side and rear elevations with double glazed French doors leading out to the rear garden and terrace. Central island unit and breakfast bar with matching Granite worktop with four ring AEG induction hob and built-in double AEG oven/grill and further built-in drawers and storage. Recessed ceiling spotlighting.

From the dining area a door leads through to the:

Sitting Room

With double aspect with double glazed casement windows to front elevation and double glazed French doors leading out to the rear terrace and garden, double vertical radiators, decorative stone open fireplace and hearth, two wall light points, recessed spotlighting and coved ceiling.

From the dining room, stairs with painted hand rail and balustrade rise to the:

First Floor Landing

With access to roof space, recessed ceiling spotlighting, timber door to airing cupboard with foam lagged pressurised hot water cylinder and pine slatted shelving, recessed ceiling spotlighting and door to the:

Principal Bedroom

With Oak floor, double glazed casement window to front elevation, recessed ceiling spotlighting, an extensive range of built-in wardrobes and shelving and doorway through to the:

En Suite Bathroom

With tiled floor and slipper bath with column with Pillar chrome mixer tap and handset shower attachment, chrome heated towel rail, bespoke vanity unit with oval wash hand basin with chrome mixer tap and built-in cupboards below and display shelving to side, three quarter height storage cupboards and low-level WC with built-in cistern with display shelving and cupboards over. Wide double glazed casement window overlooking the rear of the property and the field to the West. Recessed ceiling spotlighting.

From the landing, door to:

Bedroom 2

With access to roof space, an extensive range of built-in wardrobe cupboards and a wide double glazed casement window overlooking the rear of the property, Oak floor.

From the landing, door to:

Family Bathroom (recently refitted)

With tiled floor and bath with chrome mixer tap and handset shower attachment with matching tiled surround and tiled panel, low-level WC, part-tiled walls and bespoke built-in display shelving and storage cupboards, heated chrome towel rail, step up to built-in shower cubicle with decorative mosaic tiles, wash hand basin with mixer tap and built-in cupboards below and opaque double glazed casement window to side elevation. Recessed ceiling spotlighting.

From the landing, door to:

Bedroom 3

With double glazed casement windows to front and side elevations, an extensive range of built-in wardrobes and access to roof space.

From the landing, door to:

Bedroom 4

With recessed ceiling spotlighting, an extensive range of built-in wardrobes and double glazed casement window to the front of the property.

OUTSIDE

Number 7 is approached through the cul-de-sac and is set at the head with a tarmacadam paved drive to the front of the house with parking for two cars with a path to the front door and also to the INTEGRAL SINGLE GARAGE with single up and over door and separate pedestrian access to the rear (and currently subdivided). Set to the front of the house is a good sized walled garden laid mainly to lawn with mature pollarded Lime to one corner with herbaceous beds and borders surrounding. Set to the rear of the house and accessed either via the French doors from the kitchen or from the sitting room or alternatively via the separate side access is the rear garden enjoying a superb Westerly aspect out over the adjoining fields with raised paved terraces and seating area with a small area of lawn and a mature pollarded Willow to one side. A decked path leads from the side of the property past the single pedestrian door back into the garage and around to the rear of the house to the French doors to the sitting room. A path continues to the other side of the house and in turn leads back out to the front garden. There is an Oil storage tank to the side of the property.

SERVICES

Mains Electricity, Water and Drainage are connected. Oil-fired central heating.

LOCAL AUTHORITY

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

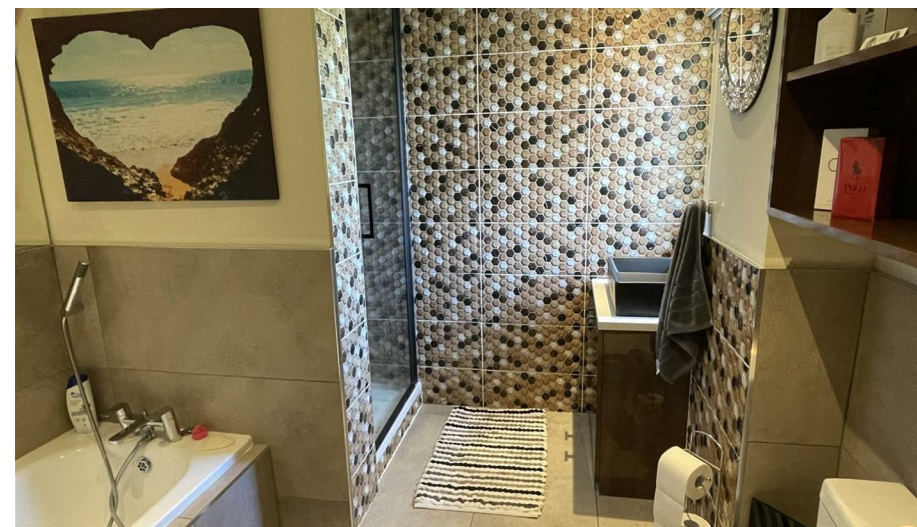
COUNCIL TAX

Council Tax band F. Rate Payable for 2025/ 2026: £3,231.14

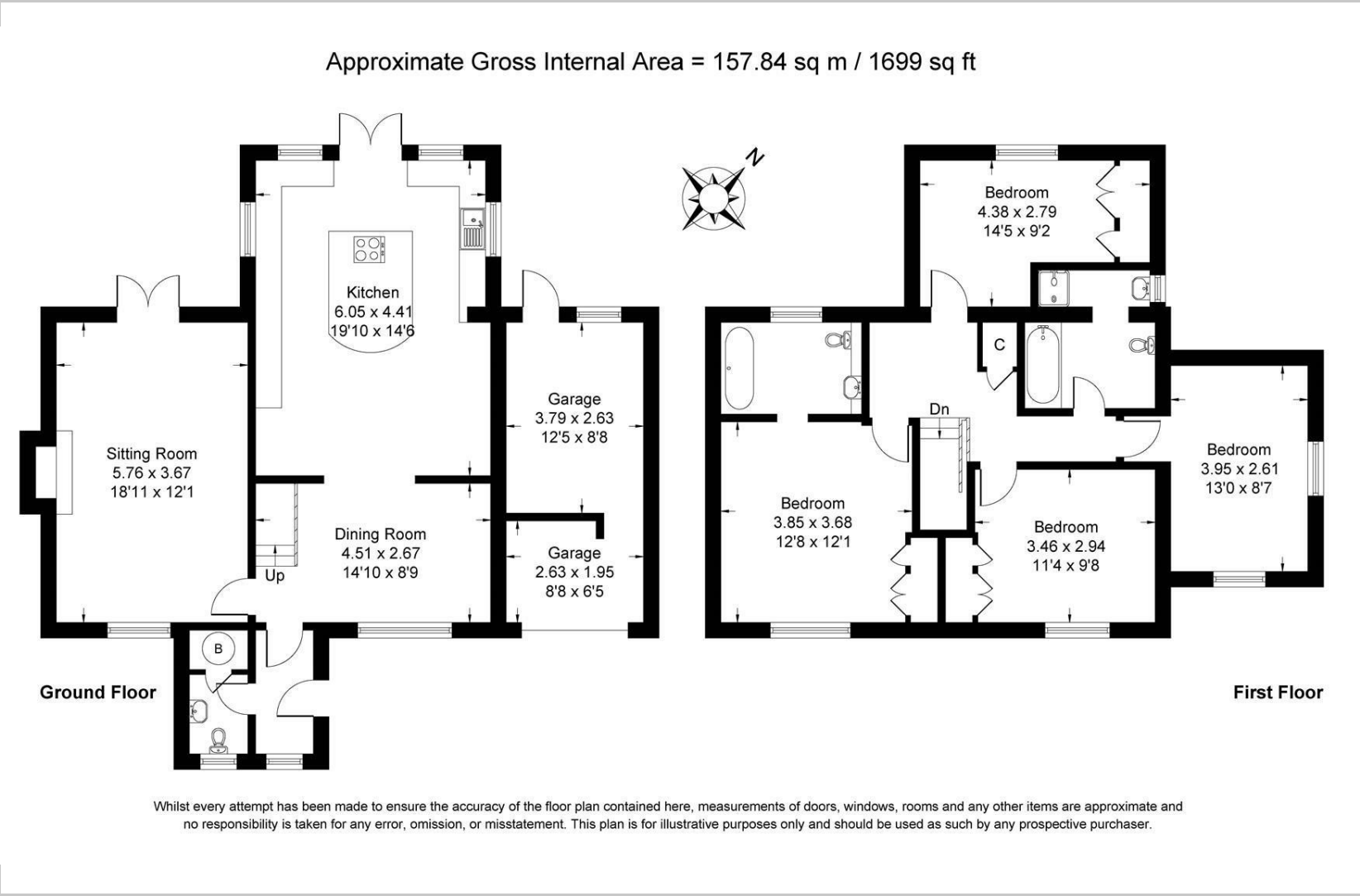
DIRECTIONS

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 the West End of Northleach. Take the second right hand turn (just before the Fire Station) into Bettenson Rise and then turn right into Shepherds Way, where No.7 will be found at the head of the cul-de-sac.

What3words: intervals.according.requested



Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC