established 200 years

Tayler & Fletcher

22 Mays Crescent
, Northleach, GL54 3HR
Guide Price £287,500

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, Northleach, GL54 3HR

A two bedroom end of terrace house with good sized South and West facing gardens situated within easy walking distance of the market square.

LOCATION

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. 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

Number 22 Mays Crescent comprises an end of terrace house of rendered elevations under an interlocking concrete tiled roof, set within a generous plot on the edge of Mays Crescent with pedestrian access through to the rest of the town and with unallocated parking set separately. The house has been considerably improved by the current owners and offers further potential for improvement and alteration, subject to any necessary consents. The property enjoys a lovely southerly aspect and is very conveniently positioned for access to the town.

APPROACH

A uPVC door with opaque double glazed inserts to:

Entrance Lobby

With door to kitchen. Alternatively set to the rear of the house is a covered entrance with a part double glazed uPVC door to the:

Staircase Hall

With stripped timber flooring, stairs with Sisal carpet rising to the first floor, cupboard housing the electricity meter and fuse box and pine door to:

Cloakroom

With low-level WC with timber seat, eye-level cupboard and opaque double glazed window to the rear elevation.

From the hall, archway interconnecting through to the:

Kitchen/ Dining Room

With stripped timber flooring, wide double glazed casement window to side elevation and kitchen having worktop with stainless steel sink unit, tiled splashback, space and plumbing for dishwasher and washing machine and below worksurface cupboards and drawer, eye-level cupboards, further matching unit with built-in cupboards ad drawers and a range of eye-level cupboards over and tiled splashback. Space with electric cooker point with extractor over, separate door back to the front lobby and pine door to larder cupboard with shelving.

From the dining area, a wide archway connects through to the:

Sitting Room

With engineered Oak floor throughout with double glazed French doors leading out to the terrace to rear and the garden beyond and double glazed casement window to side elevation. Fireplace with Slate hearth and fitted with a Hamlet wood burning stove with timber bressumer over.

From the hall, stairs rise to the:

First Floor Landing
With double glazed window to side elevation, painted timber door to airing cupboard with pine slatted shelving and foam lagged hot water cylinder and further painted timber door to:

Bedroom 1
With stripped pine floor, double glazed casement windows to side and front elevations and built-under stairs storage cupboard.

From the landing, painted timber door to:

Bathroom
With tiled floor and part-tiled walls, opaque double glazed window to side elevation, cast iron roll top bath with chrome mixer tap and handset shower attachment, separate walk-in shower with glazed door, chrome fittings and Mira shower, wash hand basin with chrome mixer tap and built-in cupboard below, low-level WC and chrome heated towel rail. Recessed ceiling spotlights.

From the landing, painted timber door to:

Bedrom 2
With wide double glazed casement window overlooking the rear elevation with built-in cupboard with louvred doors over stairs.

From the landing, a further fixed stair rises to the:

Attics
Boarded out comprising two separate areas with double glazed casement windows to the gable ends. exposed painted timber purlins.

OUTSIDE
22 Mays Crescent is approached from the lane via a pedestrian access with a close board timber fence surrounding the property with a gate from the path leading to a paved terrace and in turn leading to the rear door with retaining wall and gravelled border with semi-detached storage shed to the rear and plinth for the Oil storage tank. Set to the south side of the house and accessed from the French doors from the sitting room is a raised terrace with York stone paving and steps down to the remainder of the garden, laid mainly to lawn with close board timber fencing surrounding and a former summerhouse to one side.

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.

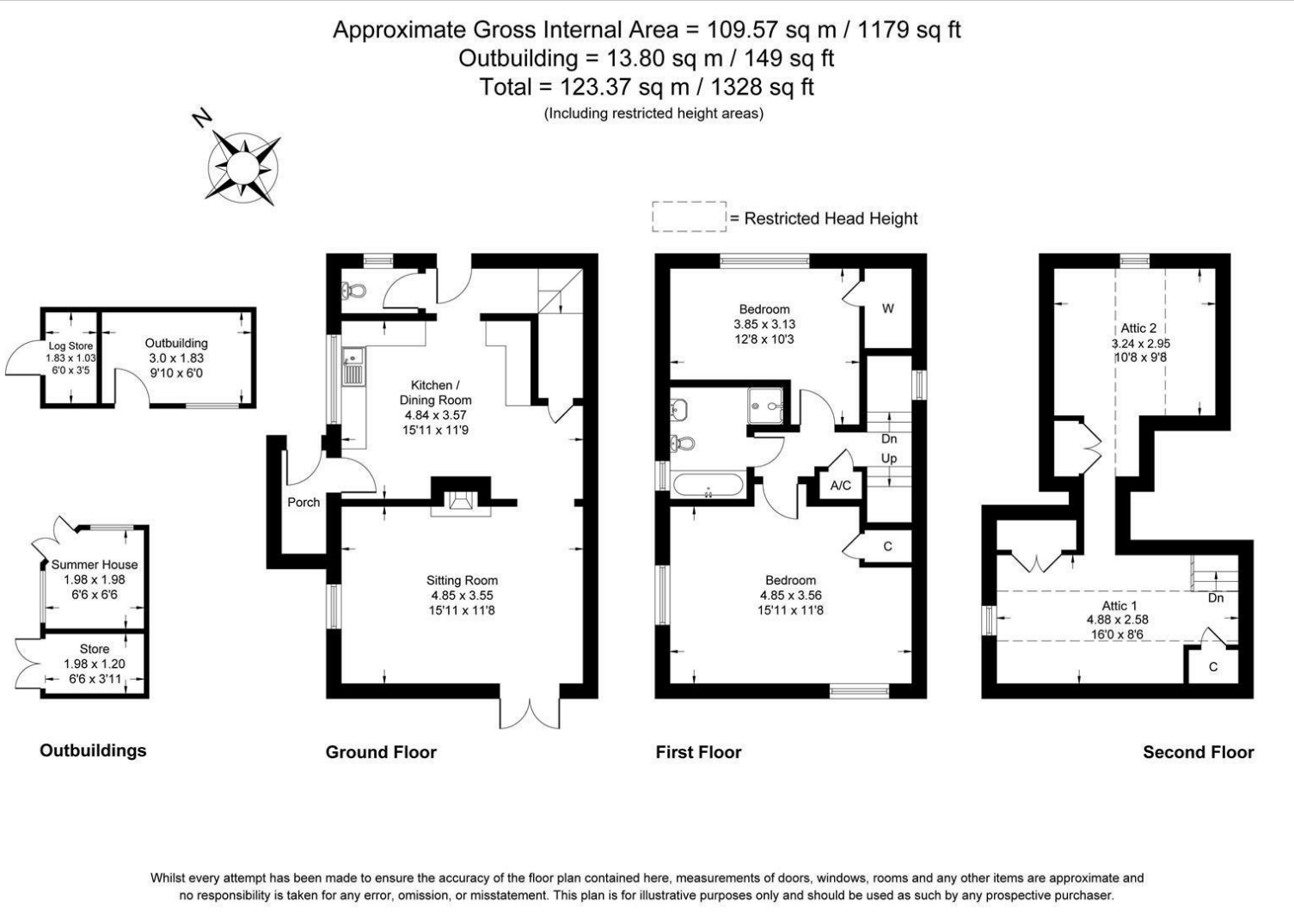
COUNCIL TAX
Council Tax band B. Rate Payable for 2026/ 2027: £1861.81

S.157 HOUSING ACT
22 Mays Crescent was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from Bromford Housing Association. 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. Please note Bromford Housing Association charge an administration fee to issue consent. The fee is currently £150.00 (inc VAT).

DIRECTIONS
From. Bourton on the Water proceed South on the Fosse Way. Pass over the roundabout with the A40 and drop down to the traffic lights on the edge of Northleach. Turn left towards the town centre and take the first left into Mindwinter Way. No.22 Mays Crescent may either be approached via a pathway from Barnett Way or Fortey Road on the right hand side. Alternatively proceed along Midwinter Road, Tayler Road and into Fortey road and take the right hand turn into Mays Crescent. Proceed to the end of Mays Crescent, parking where available (1 space for No.22 unallocated) and proceed along the footpath and No.22 will be found on the right hand side.

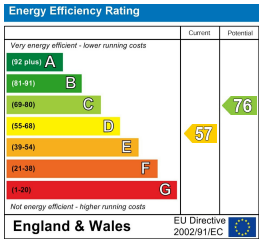
What3Words: ///grafted.jobs.diaries

Floor Plan



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