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Aspasia Lechlade Road
Southrop, Nr Lechlade, GL7 3PG

Guide Price £725,000



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A substantial 4 bedroom detached house with detached double garage located close to the village centre and offering potential for further extension and/or alteration subject to any necessary consents.

LOCATION

Aspasia is set in the heart of Southrop, a sought after Cotswold village lying between the market towns of Fairford, Burford and Lechlade. The village is centred around the very popular village pub 'The Swan at Southrop' with St. Peter's Church, a village hall and community shop. Shops and facilities providing everyday requirements can be found in Fairford, Lechlade and Burford while the area's larger centres of Cirencester, Cheltenham, Oxford and Swindon are all within easy travelling distance. There is an excellent village primary school with secondary schooling in Fairford and a range of private schools including Cokethorpe, Hatherop Castle, Rendcomb and St. Hugh's, all within a reasonable distance. The surrounding Cotswolds and nearby Cotswold Water Park provide a comprehensive range of rural leisure pursuits.

DESCRIPTION

Aspasia is a substantial detached village house set in a mature position close to the village centre and enjoying good sized landscaped gardens to front and rear and with accommodation arranged over two floors with a central galleried hall with sitting room, dining room, study and kitchen off, together with the utility room and cloakroom. On the first floor there is a master bedroom with en suite bathroom, three further bedrooms and a family bathroom. The property offers potential for further extension and/or alteration subject to any necessary consents and has a useful detached double garage and good sized garden.

Approach

Covered entrance with outside light and solid timber front door with opaque glazed panel to side to:

Galleried Hall

With stairs rising to first floor, below stairs storage cupboard and painted timber door to:

Cloakroom

With low-level WC, wall mounted wash hand basin with tiled splash back and double glazed casement to side elevation.

From the hall, glazed panelled door to the:

Sitting Room

With double aspect with wide double glazed casement window overlooking the front of the property, double glazed sliding doors to the rear garden, coved ceiling, fireplace fitted with a gas, coal-effect fire. Recessed ceiling spotlighting and glazed panelled door interconnecting through to the:

Dining Room

With double glazed casement windows overlooking the rear garden, coved ceiling. Interconnecting glazed door to kitchen.

From the hall, glazed panelled door through to the:

Study

With double glazed casement window overlooking the front of the property, wall light point, recessed cupboards with louvred doors, coved ceiling.

From the hall, glazed panelled door through to the:

Kitchen/ Breakfast Room

With a wide double glazed casement window to the side elevation and fitted kitchen comprising stainless steel sink unit with mixer tap, set in a worktop with tiled splash back, range of built-in cupboards and drawers, built-in Bosch dishwasher, four ring halogen hob with extractor over, range of eye-level cupboards, three quarter height unit housing a refrigerator and freezer and separate three quarter height unit housing a Zanussi double oven/grill with cupboards above and below, tiled floor and interconnecting door back to the dining room and further continuation of the tiled floor and painted timber door to:

Utility Room

Set to the rear of the house with double glazed casements to rear and side elevations and double glazed door leading out to the rear garden and with a worktop with space and plumbing for washing machine and drier, stainless steel sink unit with mixer tap, Worcester oil-fired central heating boiler and further built-in cupboards and further eye-level cupboards.

From the hall, stairs with timber hand rails rise to the:





First Floor Landing

With double glazed casement window overlooking the front of the property, access to roof space, painted timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving and painted timber door to:

Master Bedroom

With double glazed casement window overlooking the front of the property and comprehensive range of built-in wardrobes and cupboards, central bed position with built-in cupboards surrounding and two wall light points, space for vanity unit and painted timber door through to the:

En Suite Bathroom

With wide built-in shower cubicle with glazed sliding doors and chrome attachments bidet, low-level WC with timber seat and pedestal wash hand basin, tiled walls and built-in cupboards. Opaque double glazed casement overlooking the rear of the property.

From the landing, painted timber door to:

Bedroom 2

With double glazed casement windows to front and side elevations and with a built-in cupboard with louvred doors.

From the landing, painted timber door to:

Family Bathroom

Comprising a matching avocado suite with tiled walls and panelled bath with separate Triton electric shower over, low-level WC with timber seat, pedestal wash hand basin with chrome taps and opaque double glazed window to side elevation and inset mirror with mirror light over.

From the landing, painted timber door to:

Bedroom 3

With double glazed casement overlooking the rear of the property and with a built-in cupboard with hanging rail and shelving over.

From the landing, painted timber door to:

Bedroom 4

With double glazed casement window overlooking the rear garden and with a pair of built-in cupboards.

OUTSIDE

Aspasia is approached from the village road via a five bar timber gate with reconstituted stone gate peers and a gravelled drive leading up and sweeping up to the front of the house and also leading down the side of the house to the DETACHED DOUBLE GARAGE of reconstituted stone elevations under a pitched plain tiled roof. There is a gate that interconnects through to the rear garden, recently landscaped and with a wide paved patio area leading to the rear of the house and with a path leading to the

separate pedestrian door to the garage. The main garden being laid principally to lawn with sculpted herbaceous beds and borders and a DETACHED SUMMERHOUSE to one corner.

SERVICES

Mains Electricity and Water are connected. Private Drainage. 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 2022/ 2023: £2,827.03

DIRECTIONS

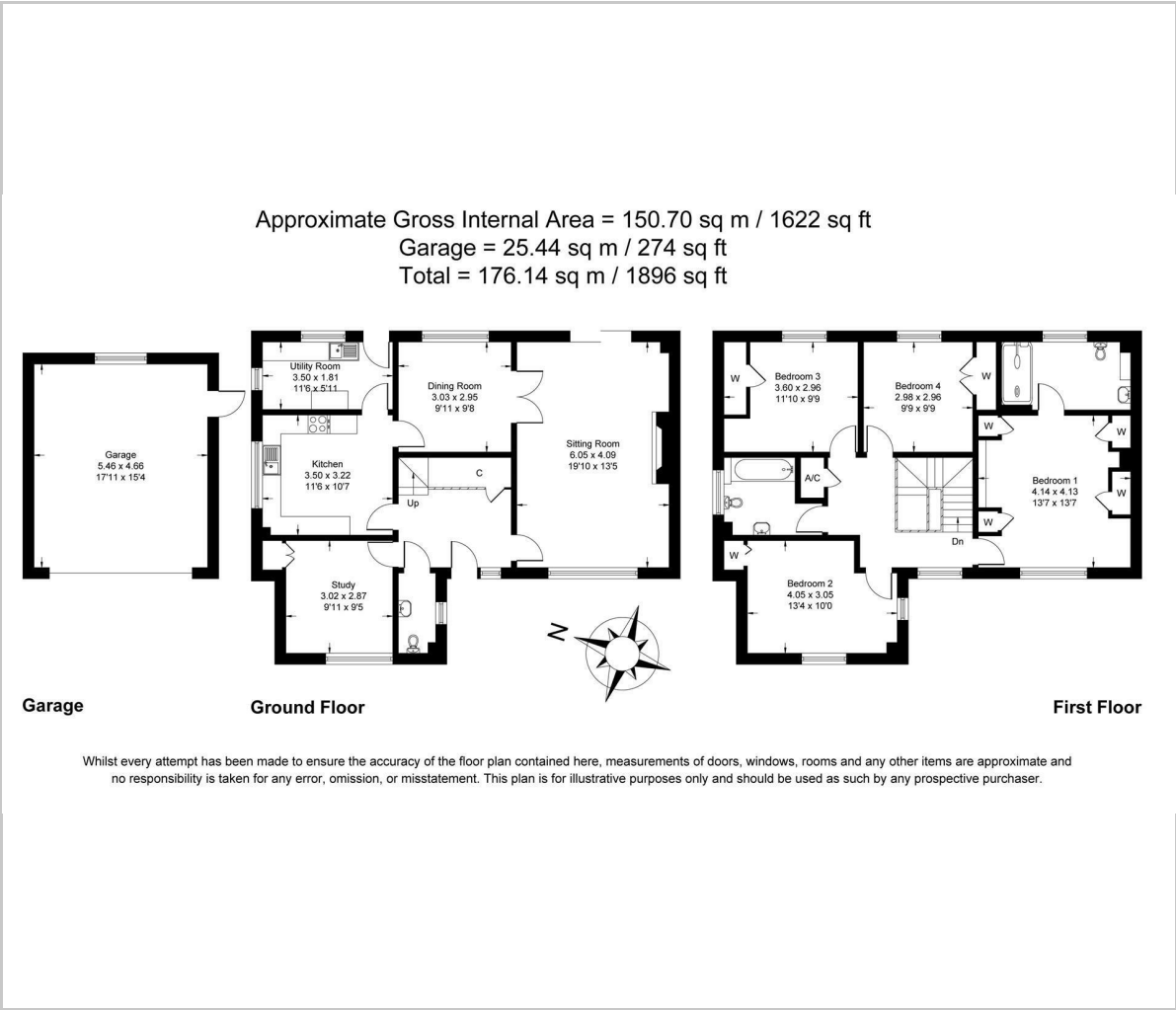
From Cirencester take the A417 to Fairford. Proceed through Fairford and take the left hand turn signposted Southrop. Proceed in to the village and take the right hand turn signposted Lechlade. Aspasia will be found shortly set back on the left hand side.

From Burford take the A361 to Lechlade. Shortly after the turning for Carterton and Filkins, take the right hand turn signposted Southrop. Proceed into the village passing the Swan and take the left hand turn signposted to Lechlade and follow as above.

Distance : Lechlade 3 miles, Fairford 3 miles, Burford 7 miles, Cirencester 12 miles, Oxford 25 miles



Floor Plan



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.

Area Map



Energy Efficiency Graph

