established 200 years

Tayler & Fletcher









1 Town Row, Mill End, Northleach GL54 3HJ

Guide Price £265,000

A charming Cotswold stone townhouse with two reception rooms and two bedrooms set just off the centre of this historic central Cotswold market town.

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

1 Town Row comprises a compact but charming Cotswold stone town house set in an excellent position just off the centre of this popular and historic central Cotswolds market town. The accommodation is arranged over three floors with accommodation currently configured to provide a sitting room with wood burning stove, and a kitchen/breakfast room on the ground floor. Stairs rise from the sitting room to the first floor reception room currently arranged as a dining room, with a the bathroom off. Stairs rise to the second floor with two bedrooms.

Approach

Timber stable door with double glazed insert to:

Entrance Lobby

With recess with electricity meter and fuse box.
Glazed timber door to:

Sitting Room

With casement window to front elevation, part exposed Cotswold stone walls and fireplace fitted with a woodburning stove. Tiled floors throughout and wall mounted electric Kyros Rointe heater, recess below stairs and archway interconnecting through to the:



Kitchen

With continuation of the tiled floor throughout and a casement window to the side elevation. Solid timber work surface with stainless steel sink unit with mixer tap, range of below work surface cupboards and drawers and space and electric point for cooker. Space for refrigerator and freezer and space and plumbing for washing machine. Eye level cupboards. Part tiled walls, and recessed ceiling spotlighting. From the sitting room, stairs with painted timber newell and handrail rise to the first floor:



Dining Room

With stripped timber floor, part exposed stone walls and fireplace. Casement window to front elevation. Stairs rising to the second floor. Further wall mounted Kyros Rointe heater.
Painted timber door to:



Bathroom
With opaque glazed casement window to side elevation. Panelled bath with mixer tap with handset shower attachment, wash hand basin with marble splash back and a built-in airing cupboard.
From the sitting room stairs with handrail rise to the:

Second Floor Landing
With rooflight over and door to:

Bedroom One
With timber floor, casement window to front elevation and roof light. Built-in cupboard.
From the landing door to:



Bedroom Two
With casement window to side elevation. Access to roof space. Timber floor.

OUTSIDE
No. 1 Town Row fronts directly onto Town Row. There is a small store to the left hand side of the front door which is shared with the neighbouring property.

SERVICES
Mains Electricity, Water and Drainage are connected. Electric central heating.

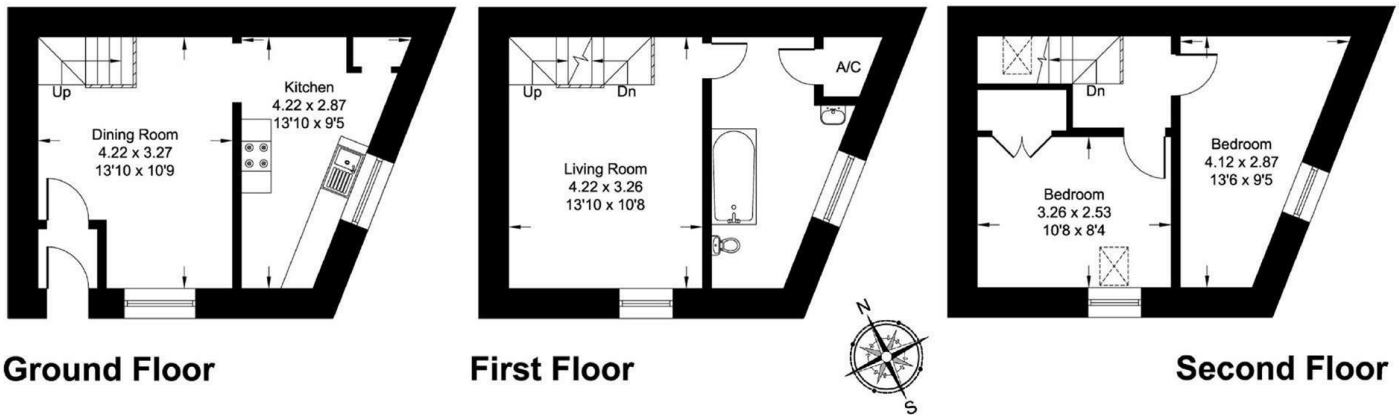
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2,127.78.

DIRECTIONS
From Bourton-on-the-Water take the Fosse Way, A429 south towards Cirencester. Cross the A40 and at the traffic lights in Northleach turn left in to the town centre. In the market place bear right and proceed down the lane in the corner, with the Post Office on your right and the Sherborne Arms to your left. At the junction turn right and follow the lane around. Continue along College Row, and No.1 Town Row will be found shortly after on the right hand side.

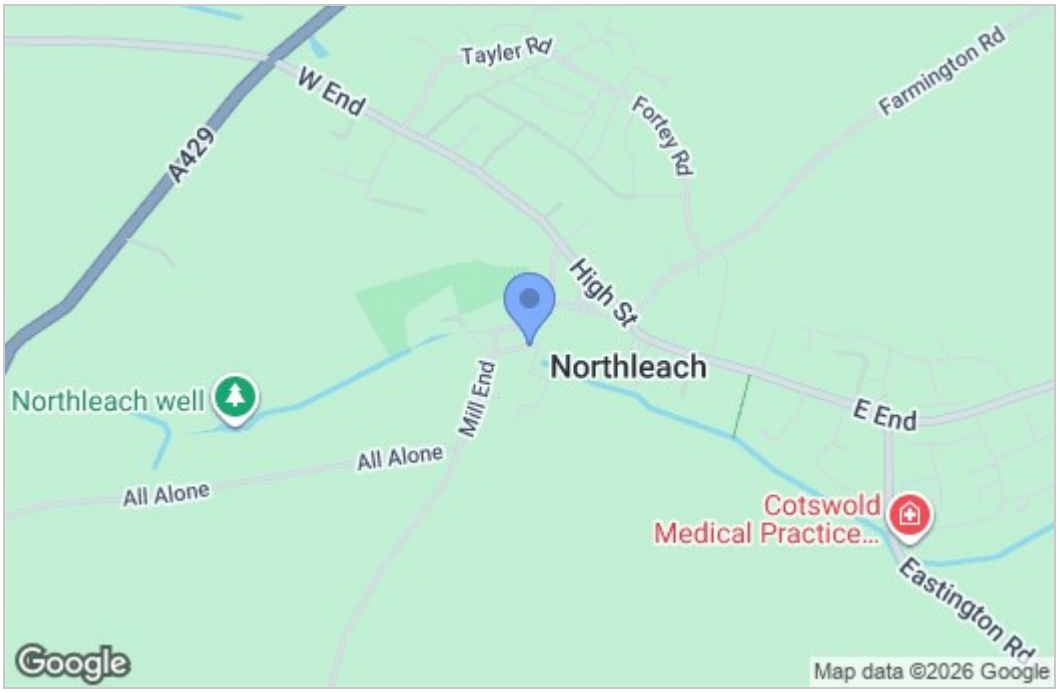
Floor Plan

Approximate Gross Internal Area = 69 sq m / 743 sq ft
Total = 69 sq m / 743 sq ft

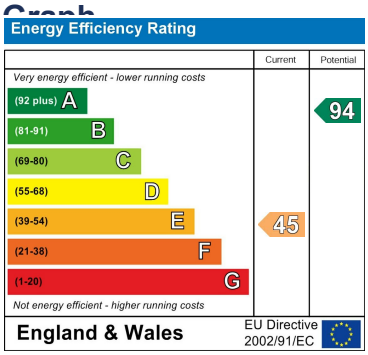


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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.

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