



# RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

COLLEGE DENE  
THE GREEN | NORTHLEACH







# COLLEGE DENE

THE GREEN | NORTHLEACH | GL54 3EX

*'semi-detached townhouse, situated in the heart of Northleach, with origins dating back to the 17<sup>th</sup> century'*

Cirencester 11 miles | Daylesford Organic 13 miles  
Cheltenham 14 miles | Kingham 14 miles | Kemble 16 miles  
Charlbury 18 miles | Oxford 29 miles  
*all distances are approximate*

Grade II Listed | semi-detached period townhouse | kitchen  
sitting room | three bedrooms | two bathrooms | close to local amenities  
private courtyard garden

## *the finer details*

**services** Mains water, drainage and electricity. Oil fired central heating.  
**tenure & possession** Freehold and offers vacant possession  
**fixtures & fittings** May be acquired by separate negotiation  
**rights of way** There are no footpaths or rights of way over the property  
**local authority** Cotswold District Council  
**council tax** Band E  
**viewing arrangements** By appointment with Radnor Martin  
**energy performance certificate** Energy Performance rating – E  
**what three words** ///stud.campsites.openly

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### *description*

College Dene is situated in the heart of Northleach in a quiet position close to the main marketplace. With origins dating back to the 17c this stone built semi-detached Grade II listed townhouse is presented in excellent decorative order throughout. Arranged over three floors the house is spacious and bright with high ceilings. The property comprises, fully fitted kitchen with integrated appliances and doors onto the courtyard garden, good sized reception room with double aspect windows, high ceilings and open fireplace, off here is a large storage room. The first floor provides two bedrooms, both with built in wardrobes, modern shower room and further built in storage on the landing. The top floor currently used as the principal bedroom benefits from exposed beams and stonework, further storage cupboards and a newly fitted en-suite shower room.

### *outside*

The property is complemented by a pretty and private walled courtyard garden, with a gravelled area ideal for 'al fresco' dining and low maintenance shrubs and plants. There is a timber gate which provides pedestrian access.

### *area*

Northleach is a delightful market town with an abundance of facilities including award winning butcher, baker, grocer, chemist, post office, veterinary surgery, hairdresser, wine bar, several public houses and a parish church. There is a local primary school and preschool, as well as numerous private preparatory and senior schools within easy reach including Burford School, The Cotswold School in Bourton-on-the-Water and Hatherop Castle, Cheltenham College, St Edward's School and Pate's Grammar School. Northleach is easily accessible, lying on the crossroads of the Fosseway (A429) and the Cheltenham to Oxford Road.

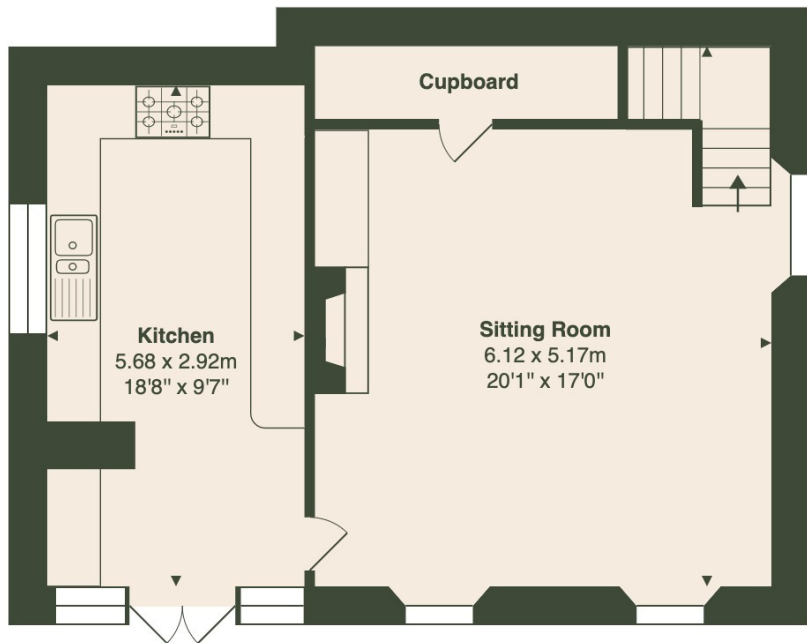
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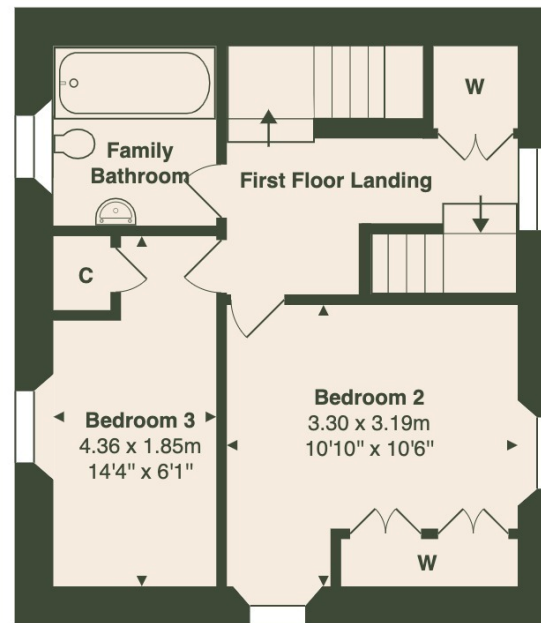




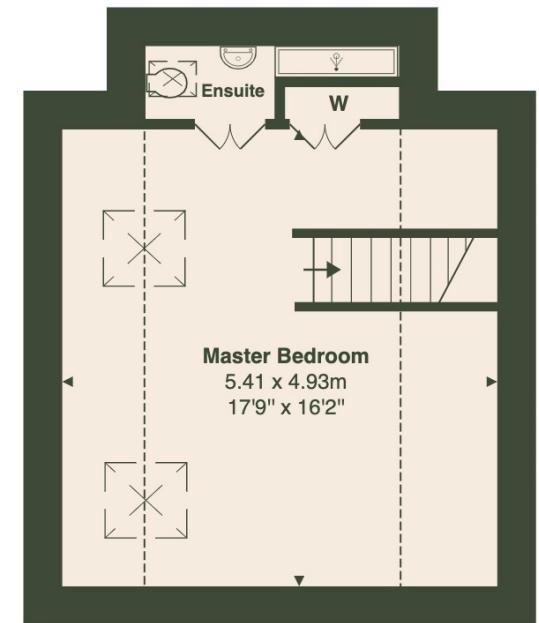
 Restricted Head Height



**Ground Floor**



**First Floor**



**Second Floor**

**Approx. Gross Internal Area 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup>**

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)



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