



MOORE ALLEN
& INNOCENT

3 RIXON ROAD,
NORTHLEACH,
CHELTENHAM
GLOUCESTERSHIRE
GL54 3BG

Located just east of the charming town marketplace, this superb townhouse is impeccably presented and offers spacious accommodation across three floors, complemented by south-facing gardens.

- Four Double Bedrooms
- Three Bathrooms
- Extending over 2000 sqft Including carport
- Open Plan Kitchen Living Room
- Carport & Parking

OFFERS INVITED IN THE
REGION OF

£625,000
FREEHOLD



THE PROPERTY

Hawthorn Cottage, Northleach is a beautiful four-bedroom home in the desirable Westwoods development, on the edge of the historic market town of Northleach. Built in classic Cotswold stone, this spacious mid-terrace property spans across three floors, offering a perfect blend of traditional charm and modern day living.

The ground floor opens into a welcoming entrance hall, leading to a bright and airy open-plan kitchen and dining area, ideal for family living and those hosting events. The adjoining living room features bi-fold doors that open onto a secure, low-maintenance rear garden. A convenient cloakroom completes the ground floor.

On the first floor are two bedrooms, both of these double bedrooms boast an en-suite shower room and one with additional bath. Fitted wardrobes offer ample storage space across both bedrooms.

The second floor offers two further double bedrooms —both served by a well-appointed family bathroom.

Outside, the enclosed rear garden provides privacy and a practical outdoor space, while the front includes a small garden and a private carport with additional off-road parking to the rear. There is further potential for the car port to be converted into the main house should this be of interest.

Located within easy reach of Northleach town centre and popular Cotswold destinations such as Burford, Stow-on-the-Wold, and Cheltenham, Hawthorn Cottage is an excellent opportunity to acquire a family home in a prime location.

GENERAL INFORMATION

Services: We understand all main services are connected (with the exception of mains gas). LPG fired boiler powering heating system.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION

Northleach is a delightful medieval wool town, boasting many fine buildings and a parish church. Well served with shops for day-to-day requirements including a Post-Office, award-winning Butcher, Chemist, Greengrocer / Baker, Wine Shop, Medical centre, Veterinary Surgery and Museum together with a variety of restaurants and public houses. There is a good primary school, several pre-school groups and sits within the catchment area for the Cotswold School at Bourton on the Water.

DIRECTIONS

On entering the town from the east (Oxford) take the first left into Bassett Road then first left into Rixon Road, number 3 Rixon Road will be seen a short distance along on your left.

OUTGOINGS:

The property is freehold, offering vacant possession upon completion.

Local authority: Cotswold District Council, Cirencester (01285) 623000.

Council tax band 'F' charges 2023/24 £ 3,154.57.

EPC Band 'C' (77).

Service charge: 2022/2023 £350 pa

Broadband & Mobile: Signal checker via www.ofcom.org.uk



33 Castle Street, Cirencester, Gloucestershire, GL7 1QD

01285 648100 cirencester@mooreallen.co.uk

