

1 BRADLEY DRIVE

— NORTHLEACH —



# 1 BRADLEY DRIVE, NORTHLEACH, GL54 3DA

Entrance Hall • Sitting room • Kitchen/ Dining/ Snug room  
Family Room • Utility • Study • Cloakroom • 5 Double Bedrooms  
4 Bathrooms • Landscaped garden and terrace • Double Garage  
with studio • Private off-road parking

## A stunning contemporary village house in the heart of the Cotswolds

### Description

Tucked away within an exclusive development of just five beautifully designed homes, 1 Bradley Drive offers the perfect blend of modern country living, privacy and village charm. Built in 2018, this exceptional home enjoys a peaceful setting with uninterrupted access to the rolling Cotswold countryside, while remaining within easy reach of the amenities and community of Northleach.

Designed with both elegance and everyday living in mind, the house combines generous, light-filled spaces with inviting details and contemporary comfort.

Underfloor heating throughout the ground floor, considered lighting, and high-quality finishes create a warm and sophisticated atmosphere from the moment you arrive.

At the heart of the home is the impressive

kitchen and snug/dining space — a beautifully appointed room created for both relaxed family life and entertaining. The room opens to an extended terrace, BBQ area and garden through large bi-folding doors, bringing the outdoors in. The bespoke-style kitchen is superbly equipped with integrated appliances, a Quooker hot water tap, wine fridge and coffee machine, alongside plentiful work surfaces and clever storage. A central breakfast bar provides the perfect spot for morning coffee or casual dining.

The elegant sitting room offers a more intimate retreat, with dual-aspect windows filling the room with light and a wood burner creating a cosy focal point for evenings spent unwinding.

The family room is a wonderful space for movie nights.

A practical utility room with garden access is ideally placed for country pursuits, offering a welcome space for muddy boots and outdoor gear. A cloakroom and a quiet study complete the ground floor.

Upstairs, the accommodation has been thoughtfully arranged to provide flexibility for family and guests. The principal suite features built-in wardrobes with an en suite bathroom and enjoys a peaceful outlook. Two further double bedrooms each benefit from built-in wardrobes and a family bathroom completes the upper floor. Every room enjoys views across the landscaped garden and surrounding countryside.

On the second floor is a second family bathroom, a comfortable guest bedroom with an en suite bathroom and a large fifth bedroom with built in wardrobes that are perfect for family or guests.

Outside, the garden is a true highlight — a private sanctuary thoughtfully landscaped with seasonal planting, herbaceous borders and charming seating areas designed for enjoying the changing seasons. The pergola and terrace create an ideal setting for summer dining and entertaining. A double garage has been converted into storage and gym space on the ground floor (but can easily be converted back into a double garage) with a versatile first floor room, with en suite WC, which is currently set up as a sitting/bedroom. There is plenty of parking on the driveway.

1 Bradley Drive is a home designed for modern Cotswold living — peaceful, private and effortlessly connected to the beauty of the landscape beyond.

## Location

Set on the edge of the historic market town of Northleach, 1 Bradley Drive offers a rare opportunity to embrace the very best of Cotswold living — where timeless countryside, community spirit, and modern convenience come together.

Surrounded by sweeping landscapes of rolling hills and open countryside, the property enjoys a peaceful setting while remaining within easy walking distance of the heart of Northleach. This charming town is steeped in history and offers a wonderful sense of community, with independent shops, everyday essentials, a traditional market-town atmosphere, and welcoming local establishments. The award-winning butcher, vintner, chemist, post office, and highly regarded The Wheatsheaf Inn all contribute to the town's distinctive character.

Life here is about enjoying the simple pleasures of the Cotswolds — morning walks through picturesque countryside, leisurely lunches in village inns, and afternoons exploring some of England's most beautiful towns and villages. The honey-coloured streets of Stow-on-the-Wold and Burford are close by, offering independent boutiques, galleries, cafés, and historic charm, while Cotswold Wildlife Park provides a much-loved day out for all ages.

Daylesford Organic Farmshop is within easy reach, offering exceptional local produce, dining, and beautifully landscaped surroundings. A little further afield, Soho Farmhouse and Estelle Manor provide exclusive countryside retreats set among the rolling landscape and Clarkson's Hawkstone Brewery, Diddly Squat Farm and the Farmer's Dog pub are all a short drive away.

The wider region offers an exceptional choice of cultural, dining, and leisure experiences. Cirencester, known as the Capital of the Cotswolds, combines elegant architecture, independent shopping, cafés, restaurants, and regular markets. Meanwhile, Cheltenham offers a vibrant cultural calendar, from literature and jazz festivals to fine dining, shopping, and world-famous racing.

Outdoor pursuits are woven into everyday life, with miles of footpaths and bridleways, scenic cycling routes, nearby golf courses, tennis and paddle courts and water-based activities at Cotswold Water Park. The surrounding countryside provides endless opportunities to explore, unwind, and reconnect with nature.

For families, the area is exceptionally well served by a choice of highly regarded schools, while excellent transport connections make commuting and travel straightforward, with access to major road networks, rail links, and international airports.

At 1 Bradley Drive, the Cotswold lifestyle is not simply a place to live — it is a way of life.

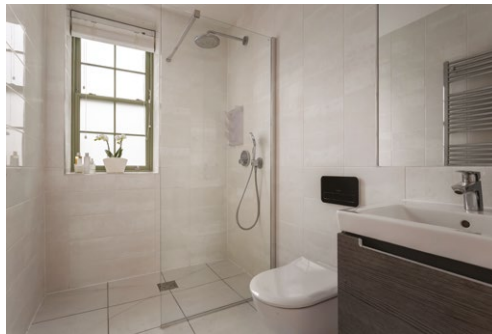


*Cirencester 9 miles*  
*Burford 9 miles*  
*Stow-on-the-Wold 10 miles*  
*Cheltenham 12 miles*  
*Kingham 12 miles (direct train to*  
*London Paddington 85 minutes)*  
*Oxford 25 miles*

All distances and times are approximate







## General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

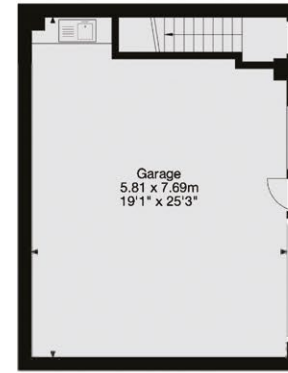
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band G and EPC rating C.

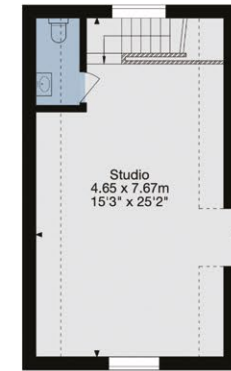


# Bradley Drive, Northleach, Cheltenham, Gloucestershire

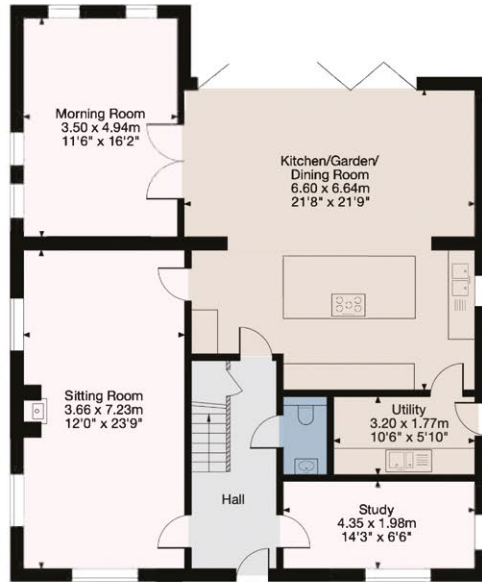
Gross Internal Area (Approx.)  
 Main House = 251 sq m / 2,701 sq ft  
 Garage = 78 sq m / 839 sq ft  
 Total Area = 329 sq m / 3,540 sq ft



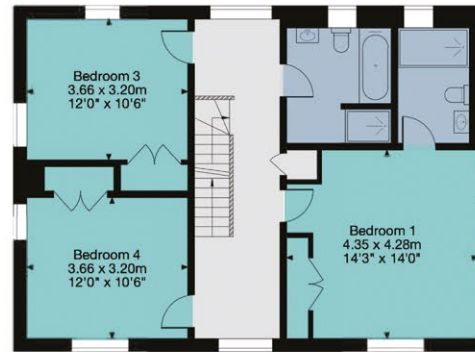
Ground Floor  
Garage



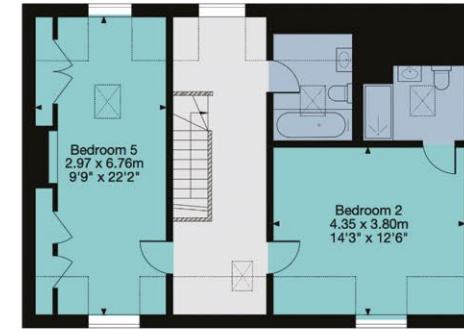
First Floor



Ground Floor



First Floor



Second Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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