



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



BROOKVIEW HOUSE

Northleach

# Brookview House, Northleach, GL54 3DA

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

### Location

Situated on the edge of Northleach, Brookview House offers the best of both worlds with beautiful countryside on the doorstep and village amenities just a short stroll up the road. Northleach is a beautiful and vibrant historic town close to both Cirencester and Cheltenham, with a superb variety of shops including an award-winning butcher, a vintner, a chemist and a post office. The town also benefits from a doctor's surgery, junior school, nursery, tennis courts, a playground, a magnificent medieval church and the renowned Wheatsheaf Inn - a fabulous gastro pub and a welcome sight after a long country walk!

One is spoilt for choice with the fabulous selection of idyllic Cotswold villages and towns which are only a short drive away such as Stow-On-The-Wold or Burford which offer various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

Daylesford Organic Farm Shop, 12 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

Known as the "Capital of the Cotswolds", Cirencester to the south is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham only a short drive west offers excellent shopping and dining and is also host to fabulous

literary, jazz and food festivals, and of course, horse racing.

Sporting opportunities are abundant with nearby golf courses in Cheltenham, Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including The Cotswold School, Deer Park, Kings Hills, Kitebrook, Cheltenham Colleges, Rendcomb, Pate's and Marling to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

*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

Entrance • Sitting Room • Dining Room • Kitchen • Study • Utility  
Cloakroom • 5 Bedrooms • 3 Bathrooms • Landscape garden and terraces  
Double Garage • Private off-road parking







## General Information

**Tenure:** Freehold.

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

**Postcode:** GL54 3DA.

**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.



## Description

Built in 2018 Brookview House is part of a quaint development of five houses on the edge of Northleach. Superbly located it offers privacy in a village setting with rolling countryside on the doorstep.

The living spaces have been thoughtfully designed to offer both generous proportions and cosy corners with ample natural light throughout and contemporary fittings with under floor heating throughout the ground floor and attractive lighting design.

The sitting room is a fabulous room in which to relax in front of the wood burner with a good book and with dual aspect windows this room is both welcoming and elegant.

The Kitchen/ dining room is clearly the heart of the house, ideal for entertaining family and friends, yet perfectly adaptable for everyday living. Two roof lanterns provide plenty of natural day light and French doors and bi-folding doors allow a smooth transition from indoor to outdoor living. The kitchen is superbly equipped with all mod-cons and integrated appliance such as a Quooker hot water tap, a wine fridge and a coffee machine. There is ample work top

space and discreet storage solutions. The breakfast bar is ideal for morning coffees. The study with French doors leading to the terrace and garden make working from home a joy.

The adjacent utility room with access to the garden is ideal for muddy wellies after a country walk! The ground floor also has a cloakroom and further storage.

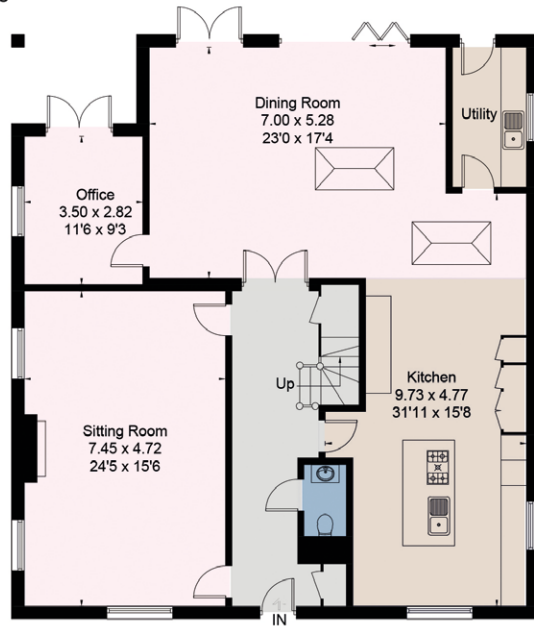
Upstairs comprises the master bedroom with en suite bathroom and walk in wardrobe, two double bedrooms with en suite bathrooms, two further double bedrooms and a family bathroom. All the rooms share wonderful views over the garden and neighbouring countryside and have been beautifully designed to offer both comfort and space.

Outside, the garden is a haven of peace and tranquillity and has been fabulously designed and landscaped to offer seasons of colour and texture with herbaceous borders interspersed with quaint seating areas. The terrace is ideal for al fresco dining and the firepit takes the chill off during cooler evenings.

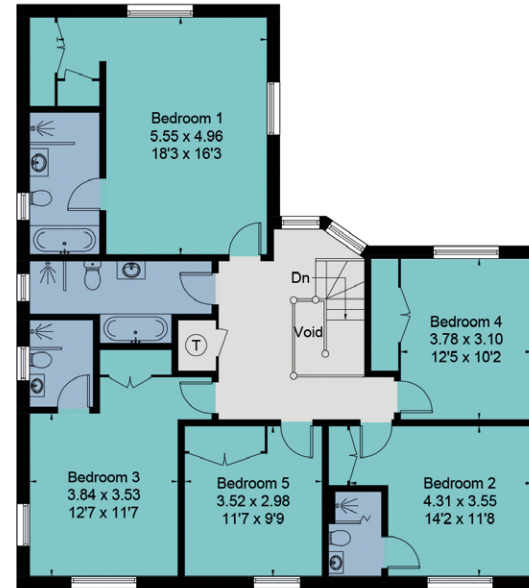
There is a double garage and further off-road parking to the side of the house.



Approximate Area = 273.6 sq m / 2945 sq ft (Excluding Void)  
 Garage = 43.4 sq m / 467 sq ft  
 Total = 317 sq m / 3412 sq ft  
 Including Limited Use Area (2.8 sq m / 30 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls

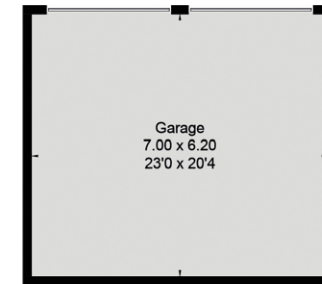


Ground Floor



First Floor

Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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