



**WINDYRIDGE**

SOUTHROP, GLOUCESTERSHIRE, GL7 3PG

**PENNY &  
SINCLAIR**



# WINDYRIDGE

SOUTHROP, GLOUCESTERSHIRE, GL7 3PG

## Detached three/four bedroom chalet bungalow with the potential to improve.

Detached chalet bungalow • Entrance hall • Sitting room • Dining room • Study/bedroom four • Three double bedrooms • En-suite bathroom • Garage and Gardens • No onward chain

Lechlade 2.5 miles / Burford 8.5 miles / Cirencester 13 miles /  
Witney 13 miles / Swindon and mainline station 14.5 miles /  
Oxford 25 miles

(All distances are approximate)

Set in a generous plot this modern detached chalet style home offers well presented 3/4 bedroom accommodation arranged over two floors. It comprises; entrance hall with spiral stairs to the first floor, sitting room with open fireplace, kitchen, dining room, utility, ground floor shower room and two bedrooms. Whilst on the first floor there are two further double bedrooms and an en-suite bathroom.

Outside the property benefits from driveway parking, a good size garage with workshop beyond. It has pretty gardens to both front and rear and subject to the necessary consent there is potential to extend to the rear if necessary.

### SITUATION

Situated in the heart of the picturesque Cotswold village of Southrop, a designated Area of Outstanding Natural Beauty skirted by the River Leach, and within easy commuting distance of major regional towns. Set within this lovely village, you can take advantage of the day-to-day amenities including an award winning Cotswold public house with restaurant, St. Peter's Church, community shop and Post Office which is held at the local Village Hall including other village events. Nearby market towns of Lechlade and Burford offer a range of amenities whilst the larger town of Cirencester provides access to a selection of both independent and larger stores, boutiques, cafes, restaurants and more. Swindon Railway Station has excellent connections to London, while the nearby M4 and M5 offer access to the motorway network.







### **DIRECTIONS (GL7 3PG)**

From Burford head south on High Street/A361. At the roundabout, take the 5th exit onto the A40 towards Cheltenham/Bibury. In just over a mile, turn left onto B4425 (signposted to Upton Smokery). At the crossroads in roughly 2 miles, turn left towards Eastleach and Filkins. Continue along the single track road. At the next crossroads, turn right towards Eastleach/Turville. Continue for about 1.5 miles then turn left to Eastleach. Going through Eastleach, turn right signposted to Southrop. In under a mile, turn right the in half a mile turn left onto Lechlade Road. Follow Lechlade Road then keep right. The property will be on your right in approximately 200 yards.

### **SERVICES**

Mains electricity, water and LPG Gas connected.

### **LOCAL AUTHORITY**

Cotswold District Council - Council Tax Band: E

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession on completion.

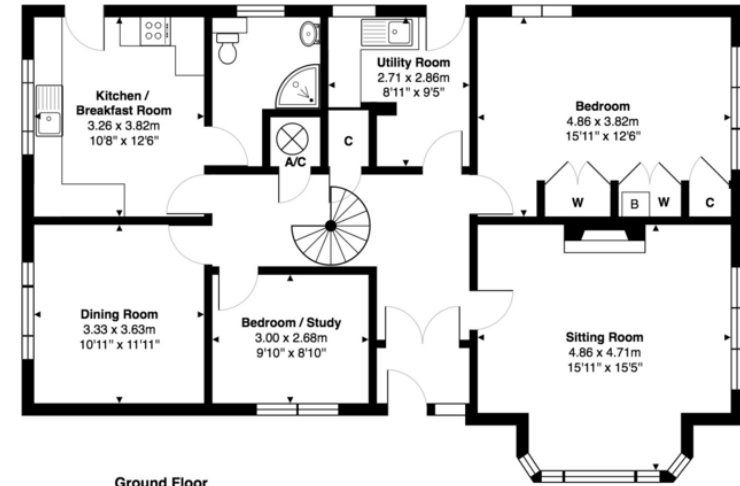
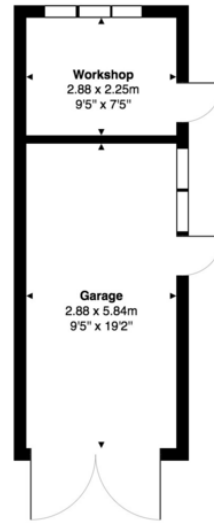
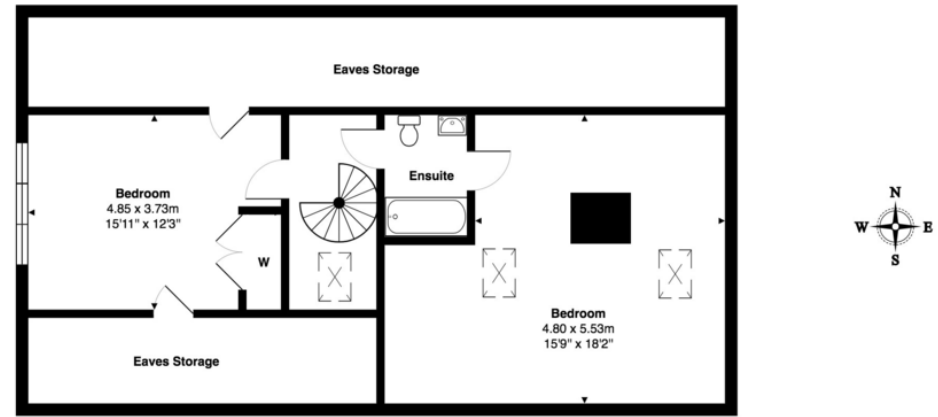
### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair - 01993 220555





Total Area: 202.5 m<sup>2</sup> ... 2180 ft<sup>2</sup> (excluding garage, workshop)

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 purposes only and should be used as such. Drawn by E8 Property Services, www.e8ps.co.uk

**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.

**PENNY &  
SINCLAIR**

**01993 220555**

97 High Street, Burford, Oxfordshire,  
OX18 4QA

burford.sales@pennyandsinclair.co.uk