

## Directions

## Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

## EPC Rating

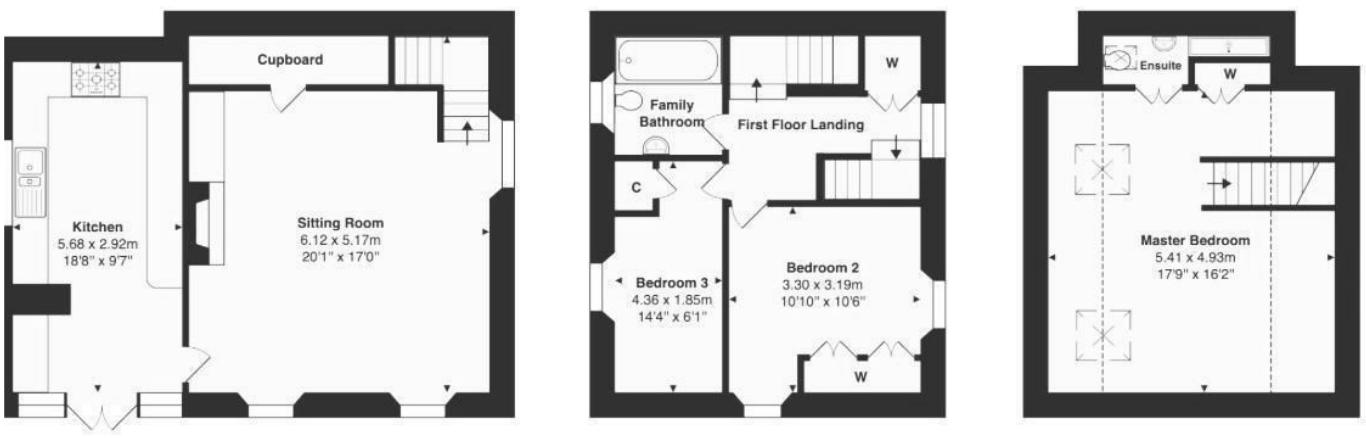
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		

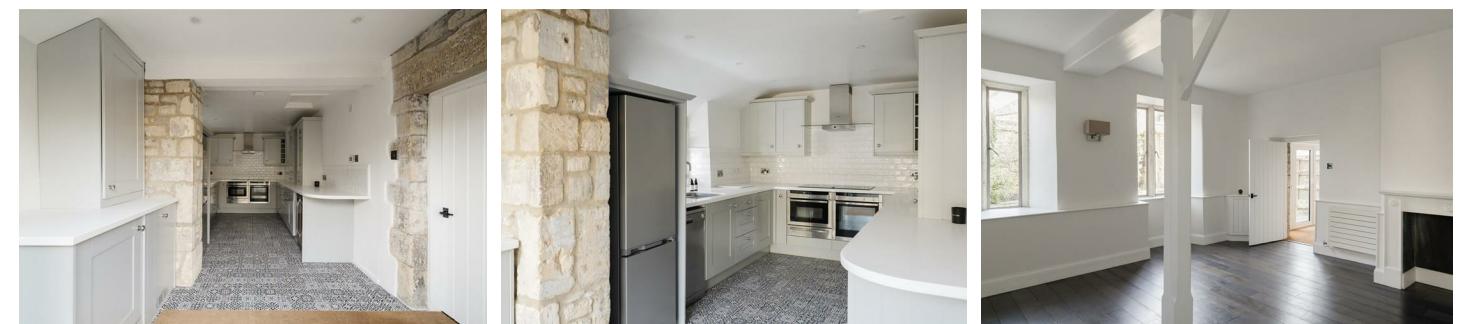
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Google



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.



College Dene The Green, Northleach, GL54 3EX

£2,600 Per Calendar Month

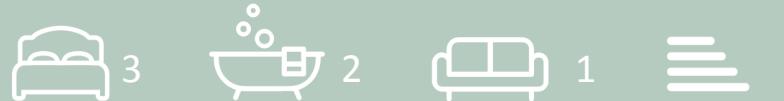
- Period semi-detached townhouse
- Three bedrooms
- Private courtyard garden
- Unfurnished
- Long let
- Modern interior

# College Dene The Green, Northleach GL54 3EX

The town of Northleach is centred around a traditional market square lined with independent shops, a post office, cafés and pubs. It is home to the beautiful Church of St. Peter and Church of St. Paul, often referred to as the "Cathedral of the Cotswolds", and the Old Prison, a unique heritage site that now houses a visitor centre and café.

Northleach also benefits from excellent road access, situated just off the A40, making it easy to reach Cheltenham and Cirencester in 20 minutes, and Burford in just 15 minutes. It's well-placed for exploring the wider Cotswolds and enjoying both the countryside and cultural highlights of nearby towns.

For lovers of the outdoors, the surrounding countryside is ideal for walking, cycling, and exploring. A network of scenic footpaths leads to nearby villages, while the Cotswold Way and other national trails are just a short drive away. Rent excludes bills.



Council Tax Band: E



Set in the heart of picturesque Northleach, College Dene is a beautifully presented Grade II stone-built home offering a perfect blend of Cotswold character and modern comfort. With generous living spaces, a sunny private courtyard garden, and easy access to local shops, cafés, and countryside walks, it's an ideal home for those seeking both style and convenience in a sought-after location.

The ground floor features a bright, well-equipped kitchen with ample cupboard and storage space. The main living area boasts oak flooring, shuttered windows, a stylish feature fireplace, and a large additional storage area. Upstairs on the first floor, you'll find two bedrooms, with a lovely family bathroom. The top floor offers a spacious master bedroom, with a fantastic ensuite shower room and wardrobe, creating a peaceful and private retreat at the top of the house. Double doors from the kitchen lead out to the charming private courtyard which is bright, spacious, and basking in sunlight for most of the day!