

CLEVE HOUSE

KELMSCOTT



savills

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Lechlade 2 miles • Faringdon 5 miles
Cirencester 16 miles • Oxford 24 miles
(all mileages and times are approximate)

*A well-proportioned family house in
an unspoilt village*

Entrance hall • Kitchen/ dining room • Sitting room
Two additional reception rooms
Utility room • Cloakroom
4 bedrooms • 2 bathrooms
Private parking • Garden outbuildings • Double Garage

DIRECTIONS

From Faringdon, take the A417 towards Lechlade. Continuing along this road through Buscot and just over the bridge before you get to Lechlade, turn right signposted to Kelmscott. Proceed down this road and take the first turning into Kelmscott. Pass the pub (The Plough) and you will then see a red telephone box. Go up this lane and the property is the first on the left.





SITUATION

Kelmscott is a delightful and unspoilt village situated on the Oxfordshire/Gloucestershire border close to the river Thames and about 2 miles from Lechlade. Well known for its association with William Morris, Kelmscott Manor was his country home from 1871 to 1896. The village principally comprises Cotswold stone cottages and houses, a well known Public House and Church with medieval wall paintings. The village is well placed midway between the M4 (junction 15) and M40 as well as being close to historic Lechlade and Burford. Cirencester, Cheltenham and Witney offer extensive shopping facilities. There is a mainline station at Swindon, Oxford or Didcot with a regular service to London Paddington taking approximately 60/40 minutes. There is an excellent choice of schools in the area including Hatherop Castle, St Hughs, Cokethorpe as well as the numerous schools in and around Oxford, Abingdon, Cheltenham and Marlborough. In addition the house is within the catchment area for Burford School. Local amenities include golf at Burford, Witney and Cirencester, sailing at the Cotswold Water Park and aquatic pursuits on the river Thames. Theatres at Bath, Cheltenham, Oxford and Chipping Norton.

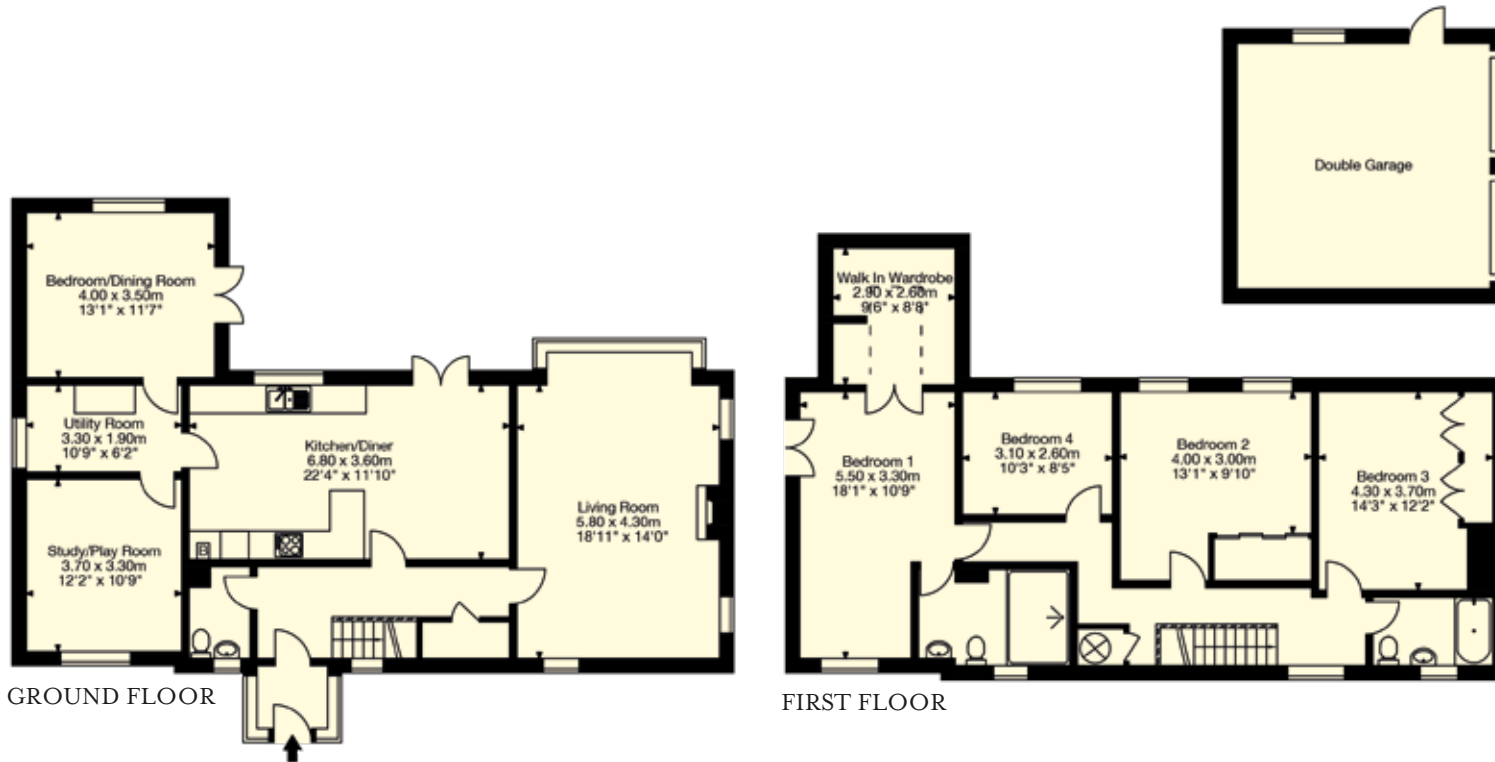
DESCRIPTION

Cleve House is a deceptively spacious family home which is flooded with natural light throughout. The accommodation downstairs is great for entertaining and modern family living. Accommodation comprises a large open plan kitchen/breakfast room complete with direct access to a well fitted utility room and benefiting from double doors into the garden, cloakroom, large sitting room with working fire, two further reception rooms with enormous flexibility and could be utilised for a number of different uses. Upstairs there are four bedrooms, including a large master suite with views over surrounding countryside and a modern newly fitted en suite bathroom. In addition there is a separate family bathroom and a large attic space. Externally there is an easily managed garden which offers privacy and good views over neighbouring fields, two outbuildings and a double garage.



CLEVE HOUSE

Approximate Gross Internal Area:
186 sq.m. / 2004 sq.ft.



TENURE

Freehold

POSTCODE

GL7 3HQ

SERVICES

Mains water, electricity and Oil fired central heating.

LOCAL AUTHORITY

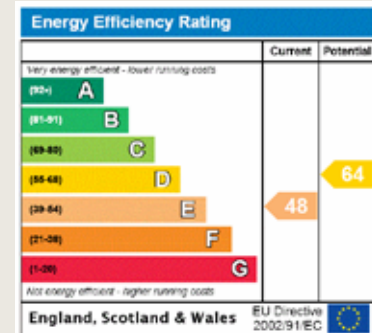
Cotswold District Council

FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

VIEWINGS

Strictly by appointment with Savills.



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