

WEST CLAYDON HOUSE

NR LECHLADE, GLOUCESTERSHIRE



MOORE ALLEN
— & INNOCENT —

WEST CLAYDON HOUSE CLAYDON NR LECHLADE GLOUCESTERSHIRE GL7 3DS

An imposing country residence forming the west wing of this fine C17 century manor house.

- LISTED GRADE II FOR ITS ARCHITECTURAL IMPORTANCE
- LECHLADE C.1.5 MILES
- 2,460 SQ FT (228.5 SQ M) GIFA
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE & PARKING
- WESTERLY ASPECT GARDENS

GUIDE PRICE
£675,000 FREEHOLD

DIRECTIONS

From the town's Market Place proceed west (Fairford direction) leave the town passing the garden centre and Bryworth Lane (on your right) and Claydon House will be seen a short distance further on your right.



LOCATION

Claydon is a semi-rural small hamlet of housing located about 1.5 miles to the west of Lechlade and less than 3 miles to the east of Fairford, set off the A417.

Lechlade is located on the further most navigational point of the River Thames bordering three counties. It is a charming historic Cotswold market town boasting a vibrant community. The town offers a wealth of reputable day to day amenities to include a popular primary school, convenience stores, butchers, modern medical centre, dentists and numerous public houses and restaurants. Its proximity to the River Thames affords aquatic past times and splendid walks.

Cirencester c.11 miles | Swindon c.12 miles | Oxford c.26 miles

THE PROPERTY

Claydon House was built in the C17, traditionally constructed of incised render with stone plinth set beneath a pitched slate roof. The west wing was refaced in about 1897 with an imposing frontage of stone and embattled parapet. The property offers accommodation over three floors briefly comprising, front door opening into the entrance hall with stairwell rising to first floor, door leads into the dining room. This spacious reception room has a high ceiling, exposed beam and stone mullion window with seat and working shutters. The rear hallway has extensive book cases and affords access to the sitting room and kitchen. The principal reception room has fireplace and two windows to front aspect. The kitchen offers a traditional range of base and wall mounted units with timber worksurface, double oven Rayburn, ample

space for breakfast dining, larder cupboard and glazed doors leading onto a secluded terrace.

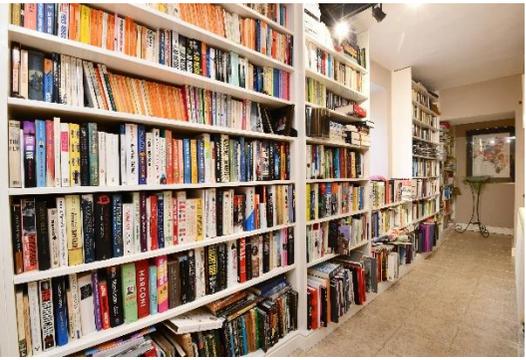
To the first floor this handsome home offers two double bedrooms and spacious bathroom with roll-top bath and separate cloakroom. The second floor offers considerable scope. It currently provides two well-proportioned bedrooms and large 'walk-in' store.

The house is approached initially over a shared access leading onto the gravelled drive and parking. There is a detached double garage. The grounds are laid to lawn, bound to the north by a capped stone wall and screened to the south by timber fencing with mature hedge. The gardens are laid to lawn, paved terrace off the kitchen and enjoy a predominantly westerly aspect.



TOTAL FLOOR AREA : 2460sq.ft. (228.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021





GENERAL INFORMATION

The property is freehold offering vacant possession upon completion.
Council Tax Band 'F' charges 2020/21 £2,693.92.
Mains electricity and gas are connected. Private water supply and shared drainage system.
Cotswold District Council (01285) 623000. EPC exempt.
Communal charges to landscaping £240 per annum

MA&I



Burford Street, Lechlade, Gloucestershire GL7 3AJ
01367 252541 lechlade@mooreallen.co.uk

mooreallen.co.uk

DISCLAIMER

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

