



MOORE ALLEN  
& INNOCENT

**4 Antelope Paddock,  
Northleach  
Cheltenham  
Gloucestershire  
GL54 3AP**

A four-bedroom family home tucked away at the end of a private lane in a desirable village setting, offering approximately 1,721 sq. ft including a double garage. Enjoying village views and a sunny garden, the property presents an excellent opportunity for modernisation and offered with no onward chain.

- Detached
- Four Bedrooms
- Ensuite
- Log Burning Stove
- Utility
- Double Garage
- Conservatory
- No Onward Chain

**Guide Price**

**£619,000  
Freehold**



## The Property

4 Antelope Paddock is a well-proportioned family home, discreetly positioned towards the end of a private lane in a peaceful and highly desirable setting, enjoying attractive views across the village. Built approximately 30 years ago, the property offers well-balanced accommodation extending to around 1,721 sq. ft (including the double garage) and presents an excellent opportunity for a purchaser to modernise and update to their own taste.

The ground floor is arranged around a welcoming entrance hall with cloakroom, leading to a generous sitting room featuring a stone fireplace and wood-burning stove, which in turn opens into the rear conservatory. The conservatory enjoys views over the garden and provides a light-filled additional reception space with direct access to the patio. Positioned between the sitting room and kitchen is the family dining room, also enjoying views of the rear garden.

The kitchen is well proportioned and fitted with a range of wall and base units, complemented by a separate utility room with external access. A lobby, currently utilised as a walk-through study, provides internal access to the attached double garage, adding to the practicality of the layout.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, with three further bedrooms, one of which includes fitted storage all are served by the family bathroom.

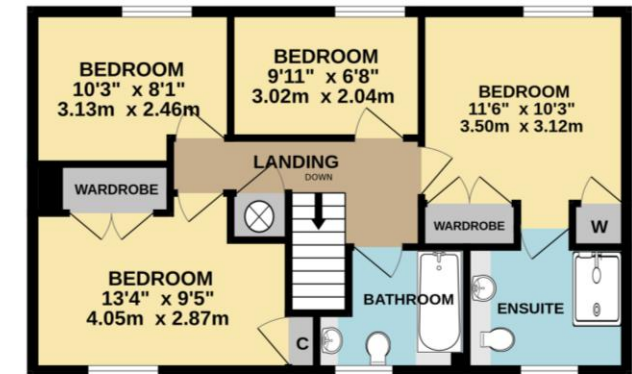
Outside, the mature rear garden and is arranged over two levels, predominantly laid to lawn with a rear step-down patio, both enjoying a sunny aspect. Overall, this is a sizeable property offering excellent scope for modernisation and enhancement within a highly sought-after village setting.

## Services:

We understand that the property is connected to Mains Electricity, Water and Drainage. Heating and hot water system are served by an oil fired boiler.



**1ST FLOOR**  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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.  
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## General Information

EPC band 'D' (58)

The property has been placed in band 'F' for Council tax purposes, charges 2024/25 £2,183.94.

Local authority Cotswold District Council

Broadband & Mobile: Signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)

**\*\* The property is subject to the grant of probate that has been applied for \*\***

**\*\* We are aware that remedial works are required to the roof and garage; further details are available from the selling agent upon request. \*\***



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