



Lodersfield

Lechlade, Gloucestershire GL7 3DJ

Perry Bishop
and Chambers

the agent who keeps you informed

Lodersfield

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Offers in excess of £450,000

The Property

Situated in a popular development on the outskirts of Lechlade is this detached family home, offering very well-proportioned accommodation throughout and occupying a good-sized plot.

The property is approached over a front garden with driveway parking for several vehicles. The entrance hall gives access to a ground floor cloakroom and has stairs to the first floor. The living room is of double aspect with a bay window to the front and double-glazed patio doors to the rear garden, and there is a separate dining room and a study. The ground floor is completed by a very good-sized kitchen, with a range of wall and floor mounted units and some built-in appliances. This opens out on to a large breakfast room which offers very good space and access out to the rear garden.

To the first floor, the master bedroom offers an en suite shower room and there are a further three bedrooms, two with built-in wardrobes. The family bathroom is fitted with a white suite.

Outside, to the rear of the property, is an enclosed garden which is mainly laid to lawn and currently houses a large studio which would be ideal for work-from-home space or as a playroom for children. There is also an integral double garage with up-and-over doors.

The property benefits from gas-fired central heating and UPVC double glazing throughout. The property has solar panels.

Amenities

A beautiful small town adjoining the River Thames and on the borders of Gloucestershire, Oxfordshire and Wiltshire, Lechlade has a population of just over 3,000. There are several independent shops, a small supermarket, a church, doctors' surgery, excellent

primary school and a library. There is a healthy tourist trade, particularly in the summer, when the Thames is busy with cruisers, narrow boats and small boats. There is good fishing in the local rivers and lakes, country walks in the beautiful Cotswolds countryside, and various nature reserves in the area. The town is a good staging-post for visitors to the Cotswolds and the historic towns of Oxford and Cirencester.

Directions

From Faringdon take the A417 to Lechlade and at the T-junction, turn left. Proceed through the traffic lights and take the next right turn into Mount Pleasant. Continue into Lodersfield, past Orchard Close, and round the right hand bend, where the property can be found on the left hand side.

Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

Local Authority

Cotswold District Council

Services and Tenure

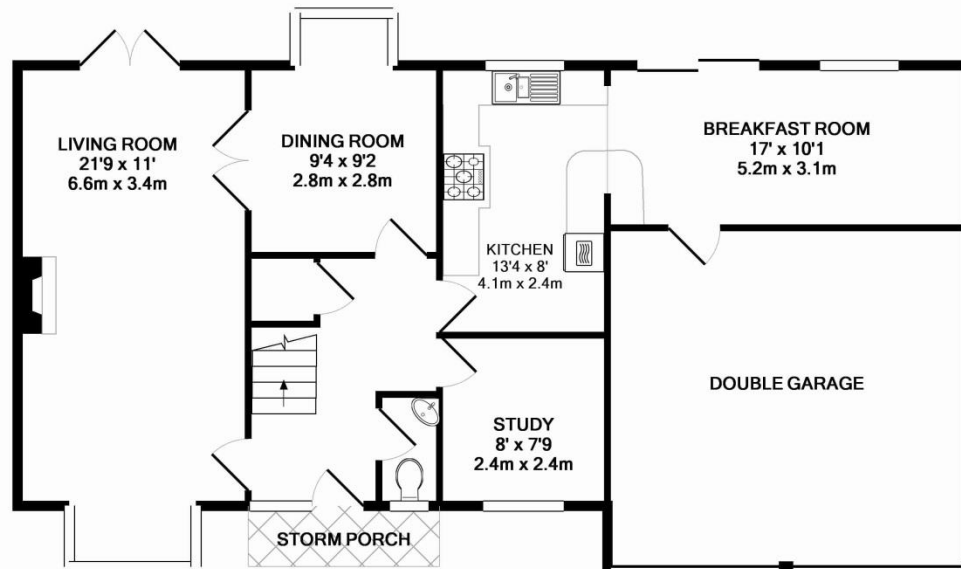
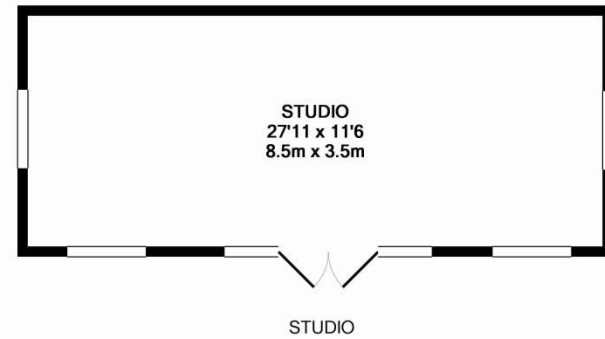
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC rating: D

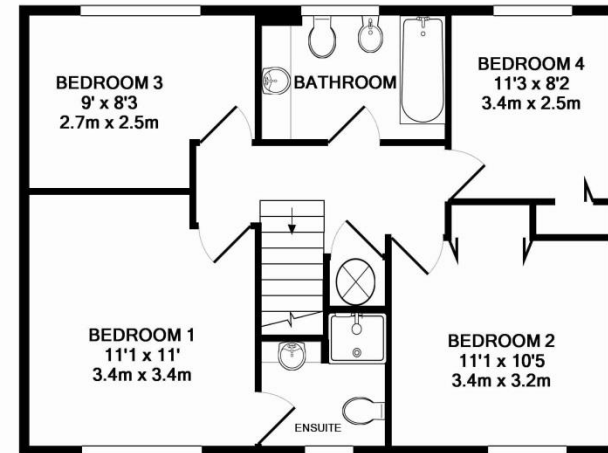
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1627 SQ.FT. (151.1 SQ.M.)

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.
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P325 Ravensworth 01670 713330