



## STABLE COTTAGE

CLAYDON, NR LECHLADE, GLOUCESTERSHIRE GL7 3DS

GUIDE PRICE £395,000

A unique period Cotswold stone home, beautifully presented, situated within a small hamlet located a short distance to the west of Lechlade.



## LOCATION

Claydon is a small cluster of mostly period homes located about a mile to the west of Lechlade. Located on the further most navigational point of the River Thames, Lechlade borders 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.

## PROPERTY

Stable Cottage is set off the Lechlade to Fairford road within a small cluster of housing reflecting a mixture of mostly period properties. The cottage is a deceptively spacious home of natural stone construction providing accommodation presented to a good order over two floors.

Approached into a welcoming entrance hall with split stairwell to balcony landing, large window to front elevation, access to both reception rooms and the large kitchen. The sitting room features a central chimney breast housing fireplace and shallow bay window overlooking the courtyard garden. The second reception room or occasional third bedroom enjoys 'French' style doors leading into the garden. A particular attraction to the property is the spacious fitted kitchen with ample space for dining. Off the kitchen lies the utility room, with cloakroom and door to rear passage.

Off the landing lie the two double bedrooms each with built-in wardrobes and one with eaves storage. The master bedroom has a bright and spacious en-suite shower room. A modern family bathroom with white suite completes the accommodation.

The outside space offers parking to the front and pedestrian gated access leads into the courtyard garden. Hard landscaped and enjoying a south westerly aspect, the courtyard garden offers privacy.

Stable Cottage is a very unique cottage, semi-rurally located, beautifully presented, an internal inspection is highly recommended.

## GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'D' charges 2020/21 £1,865.03. Mains electricity, water and gas are connected. Private drainage. Cotswold District Council (01285) 623000. EPC Band 'D'.

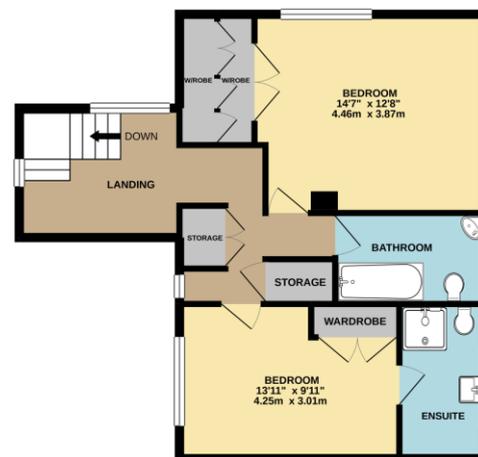
## DIRECTION

Leaving Lechlade to the west (Fairford direction), continue out of the town for about one mile, passing the garden centre and Brywoth Lane. Shortly before Lakes by Yoo (on your left) a turning will be seen on your right into Claydon, Stable Cottage will be seen as you enter ahead of you.

GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 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

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.



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

mooreallen.co.uk

