



**A THREE BEDROOM GRADE II LISTED CHARACTER COTTAGE LOCATED IN LECHLADE**

BARBERS COTTAGE, 17 BURFORD STREET,  
LECHLADE, GLOUCESTERSHIRE, GL7 3AR

**Ridgeway**



### ENTRANCE LOBBY

Oak entrance door. Exposed timbers. Solid oak floorboards. Part glazed door to sitting room.

### SITTING ROOM

19'7" x 14'9" (5.97m x 4.5m) Sash window to front. Cotswold stone fireplace with a Charnwood island woodburning stove. Solid oak floorboards. Exposed timbers. Radiator. Recess cupboard and shelving.

### KITCHEN/DINING ROOM

13'8" x 11'4" (4.17m x 3.45m) Windows to side and rear. Feature stone fireplace and wall behind glass panel (partly hidden by the range). One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a worksurface with drawers below. Further range of bespoke English Chestnut wall and base units. Space for a range style gas/electric cooker. Space and plumbing for dishwasher. Window bench below sash window. Water softener. Solid oak floorboards.

### REAR LOBBY/UTILITY

6'5" x 4'6" (1.96m x 1.37m) Half glazed door to garden. Sliding door to shower room. Space and plumbing for automatic washing machine. Further space for a fridge freezer. Wall mounted Vaillant boiler for domestic hot water and central heating. Tiled walls and flooring.

### SHOWER ROOM

Wet room with fully tiled walls and flooring. Suite comprising a glass shower cubicle with dual flow shower, low level wall hung WC and wall mounted wash basin. Heated mirror. Obscure glazed window to side.

### LANDING

Staircase from kitchen and a further staircase to the attic bedroom. Understairs cupboard. Exposed timbers.

### BEDROOM ONE

13'8" x 11'4" (4.17m x 3.45m) Window to rear. Exposed timbers. Radiator. Built in cupboard.

### EN SUITE BATHROOM

11'3" x 6'4" (3.43m x 1.93m) Obscure glazed window to side. Suite comprising of a panelled bath with mixer tap shower and cradle, low level WC and pedestal wash basin. Tiled splashbacks. Airing cupboard. Radiator.





## BEDROOM TWO

15'5" x 11'4" (4.7m x 3.45m) Sash window to front. Feature stone fireplace and Cotswold stone wall. Exposed timbers. Built in double wardrobe. Radiator. Data and telephone point.

## ATTIC BEDROOM THREE

14'10" x 8'6" (4.52m x 2.59m) Windows to rear. Exposed timbers. Eaves storage.

## OUTSIDE

To the rear is a courtyard garden. Laid mainly to patio. Outside tap. Unrestricted parking is available to the front. Parking permits may be available for residents' parking on the opposite side of the street.

## WORKSHOP/OFFICE

There is a timber constructed workshop with power and lighting. This has good insulation and a velux window so could equally well be used as a home office.

## AGENTS' NOTE

The two front windows and the main kitchen window have been replaced in solid oak with mahogany sills. Listed building consent has been obtained for these works.

## LECHLADE ON THAMES

Lechlade-on-Thames, is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.

## Additional Information

**Tenure:** Freehold

**Services:** All mains services

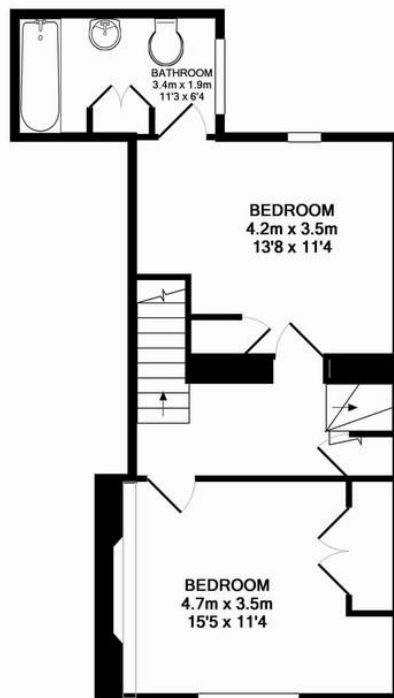
**Local Authority:** Cotswold District Council



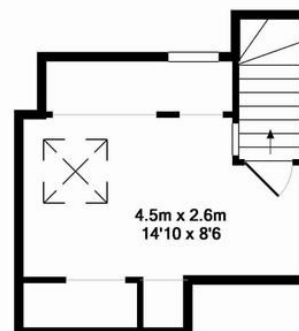
## FLOORPLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 43.8 SQ.M.  
(472 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 44.0 SQ.M.  
(474 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 18.5 SQ.M.  
(199 SQ.FT.)

TOTAL APPROX. FLOOR AREA 106.3 SQ.M. (1144 SQ.FT.)

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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01367 250011 | [lechlade@ridgewayestateagents.co.uk](mailto:lechlade@ridgewayestateagents.co.uk) | [www.ridgewayestateagents.co.uk](http://www.ridgewayestateagents.co.uk)

### Ridgeway Lechlade

Burford Street, Lechlade,  
Gloucestershire, GL7 3AP

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