



AN INDIVIDUALLY DESIGNED THREE BED DETACHED HOUSE LOCATED IN LECHLADE

BRYONY, SPRING GARDENS,
LECHLADE, GLOUCESTERSHIRE, GL7 3AY

Ridgeway

Built in 2015, this individually designed detached house is quietly tucked away, yet only a few minutes walk to the centre of the Cotswold market town of Lechlade on Thames.

ENTRANCE HALL

Entrance door with obscure glazed leaded lights panel. Window to side. Staircase to first floor. Understairs cupboard. Wood effect flooring.

SITTING ROOM

French doors to garden. Window to side. Television point.

DINING ROOM

Double doors from the hallway. Windows to front and side. Wood effect flooring.

KITCHEN/BREAKFAST ROOM

Bi-fold doors to the garden. Window to side. Stainless steel sink unit with Quooker tap and water filter set into a granite effect worksurface with cupboard below. Further good range of fitted wall and base units. Range of integrated Bosch appliances to include an electric hob with extractor, oven, microwave and dishwasher. There is also an American style fridge freezer with filtered water. Wood effect flooring.

UTILITY ROOM

Window to front. Door to side with obscure glazed leaded lights panel. Single drainer stainless steel sink unit with mixer tap inset into a granite effect worksurface with cupboard below. Further fitted units. Open cupboard with hot water cylinder. Space for washing machine and tumble dryer.

STUDY

Window to side. Wood effect flooring.

SHOWER ROOM

Suite comprising of a shower cubicle, low level WC and vanity unit. Tiled surrounds.

LANDING

Built in linen cupboard.

MASTER BEDROOM

Window to side. Powered skylight window to rear. Vaulted ceiling with exposed timbers and a fanlight. Convector heater. Built in double wardrobe with cupboards above. Walk in wardrobe.

EN SUITE SHOWER ROOM

Obscure glazed window to front. Suite comprising of a shower cubicle, vanity unit and low level WC. Tiled surrounds and flooring. Shaving point. Ladder radiator.

BEDROOM TWO

Window to side. Built in wardrobe. Convector heater. Television point.

BEDROOM THREE

Window to front. Built in double wardrobe. Built in cupboard. Television point. Convector heater.

BATHROOM

Window to rear. Suite comprising of a panelled bath with dual flow shower above, vanity unit and low level WC. Tiled surrounds and flooring. Ladder radiator. Shaving point.



OUTSIDE

The forecourt is gravelled and provides parking for an additional 3-4 cars as well as the garage and car port. The rear garden is south facing and is enclosed by red brick walling and a timber fence. Full width patio with a pathway leading to the timber shed and also to the side with pedestrian access to the front. Laid to lawn with borders. Outside power, lighting and tap. There is an Earth Source heat pump that provides domestic hot water and central heating.

GARAGE AND CAR PORT

The garage has a powered door. Personal door to the side. There is an open car port adjoining.

AGENTS' NOTES

There is an underfloor heating system to the ground floor. The bedrooms have individually controlled thermostatic convectors. Most of the doors are of oak. There are Electrolux vacuum points that removes the hoovering to a central collection point which then needs periodically emptying. We are advised by our client that a condition of the planning permission is that the property cannot be extended.

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: No gas

Local Authority: Cotswold District Council

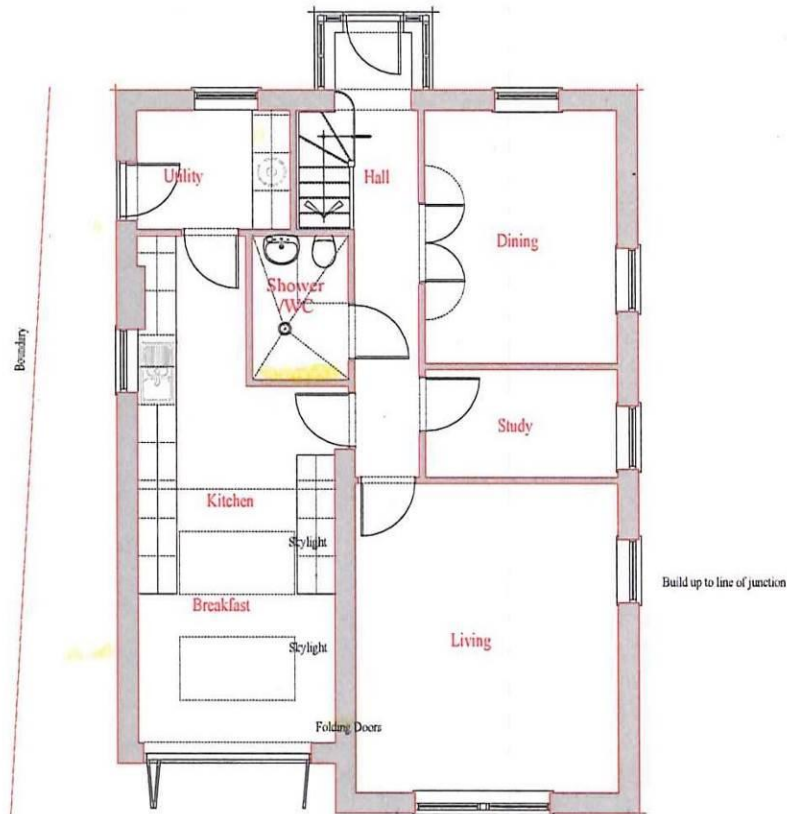
Council Tax Band: E

Directions: From the Market Place, proceed towards Burford. Spring Gardens is a turning on the left, almost opposite the Medical Centre. The property will be found facing you at the end of the driveway.

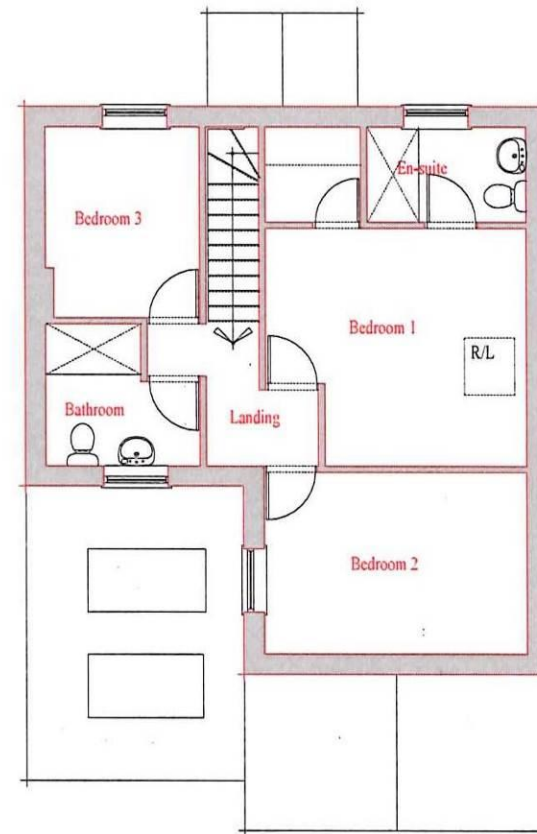
Viewing: Strictly by appointment with Ridgeway Estate Agents.



FLOORPLANS



Ground Floor Plan



First Floor Plan

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Ridgeway Lechlade

Burford Street, Lechlade,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.