



Perry
Bishop
and Chambers
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For Sale

Roman Way,
Lechlade, Gloucestershire GL7 3BP

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the agent who keeps you informed

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£440,000

The Property

A detached family home located in a popular mature residential area on the edge of Lechlade and within easy reach of local amenities.

The accommodation comprises a spacious entrance hall with cloakroom and a sitting room with an archway opening to an additional seating area and patio doors to the rear garden. The fitted kitchen has a range of wall and floor mounted fitted units, a breakfast bar and ample space for appliances. A separate utility area provides a further sink unit, storage and plumbing for a washing machine. Completing the ground floor is the dining room with a window overlooking the garden and original hard wood flooring.

On the first floor, the master bedroom benefits from fitted wardrobes, access to further eaves storage and an en suite bathroom with separate shower cubicle. There are three further bedrooms, all of a good size, and a family bathroom.

Outside, to the front of the property, is a garden with lawn and flower borders. A driveway leads to a double garage and to the rear, there is a fully enclosed garden, much larger than average, laid mostly to lawn with a patio seating area and mature trees and shrubs to the rear boundary, providing privacy.

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 right towards Burford. After passing the pedestrian crossing, take the next left hand turn into Hambidge Lane and right into Roman Way, where the property can be found on the right hand side identified by the agents' 'For Sale' board.

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

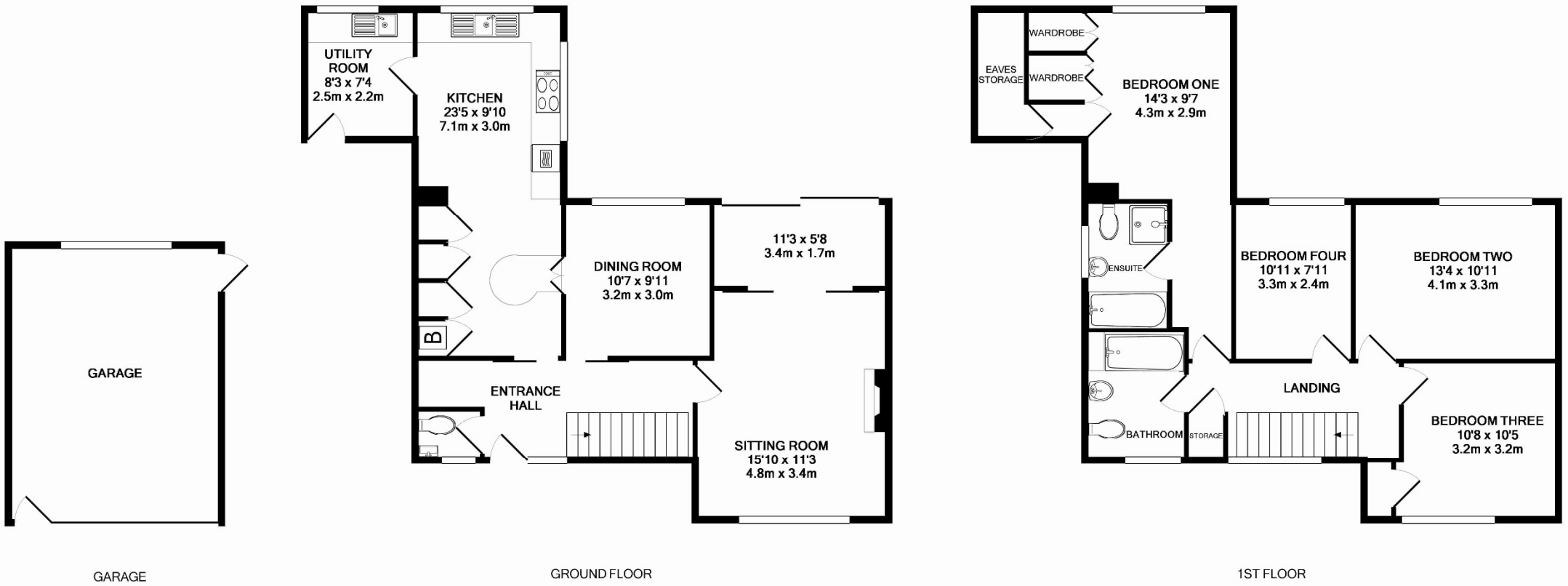
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC RATING: D

Ref: FAR/4254/LC/KF/240516







TOTAL APPROX. FLOOR AREA 1576 SQ.FT. (146.4 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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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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