

# PerryBishop

PROPERTY MADE PERSONAL



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**Lechlade Road**, Southrop, Gloucestershire, GL7 3PG

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Southrop, Gloucestershire, GL7 3PG

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

- Detached family home
- Recently fitted kitchen dining room
- Dual aspect sitting room with separate dining room/study
- Utility room and cloakroom
- Detached double garage and driveway parking
- Highly regarded Cotswold village
- EPC - D

## About the property

A four bedroom detached village home, discreetly positioned within mature gardens within the heart of this popular Cotswold village. The property is approached via landscaped gardens to the front, with further established gardens to the rear, creating a private and tranquil setting.

Internally, the house offers generous and well balanced accommodation arranged over two floors, centred around a galleried reception hall. From here, the reception rooms flow round including a generous dual aspect sitting room, study and a recently fitted and reconfigured kitchen dining room, complemented by a utility room and cloakroom.

The first floor is equally well arranged, with a spacious principal bedroom suite featuring an en-suite, together with three further bedrooms and a family bathroom.

The property is further enhanced by a detached double garage and generous, well-maintained gardens, making it an exceptional village home.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

Southrop is a picturesque Cotswold village, tucked into the gently rolling countryside of east Gloucestershire. Set along the clear waters of the River Leach, the village is known for its honey coloured stone cottages, wide village green and unspoilt rural charm. With its handsome parish church, traditional pub and strong sense of community, Southrop offers the quintessential English village lifestyle in a truly beautiful setting.

Despite its peaceful feel, Southrop is well positioned for access to nearby market towns such as Lechlade and Cirencester, with everyday amenities, boutique shopping and cafés close at hand. The surrounding countryside provides excellent walking and riding, while road links connect easily to Cheltenham, Oxford and London. Southrop is an ideal choice for those seeking a refined yet relaxed village environment, combining timeless Cotswold character with practical connectivity.

## Directions

From Cirencester take the A417 to Fairford. Proceed through Fairford and take the left hand turn signposted



Southrop. Proceed in to the village and take the right hand turn signposted Lechlade. The house "Aspasia" will be found shortly set back on the left hand side.

What3Words /// dreamer.inclined.culling

#### **Services & Tenure**

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Private Supply, septic tank in the garden

Heating - Oil

#### **Local Authority**

Cotswold District Council

Council Tax Band F

#### **Our reference**

CIR/SW/CDH/04022026

#### **We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk







**Approximate Gross Internal Area 1610 sq ft - 150 sq m  
(Excluding Garage)**

Ground Floor Area 805 sq ft - 75 sq m

First Floor Area 805 sq ft - 75 sq m

Garage Area 274 sq ft - 25 sq m



Garage

Ground Floor

First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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