

# PerryBishop

PROPERTY MADE PERSONAL



**Foxfield**, Burford Road, Lechlade, Gloucestershire GL7 3ET



# Foxfield,

Burford Road, Lechlade, Gloucestershire GL7 3ET

## Key Features



6  
Bedrooms



3  
Bathrooms



3  
Receptions

- Detached period family home
- Six bedrooms
- Three large reception rooms
- Gas fired Aga, electric oven and hob
- Exposed beams and floorboards
- Fully refurbished throughout
- Large enclosed and private gardens
- Two garages and driveway parking

## About the property

Foxfield comprises a beautifully presented detached Victorian home situated towards the outskirts of Lechlade and within walking distance of local amenities. The accommodation is presented to an extremely high standard and has benefitted from a full programme of repair and refurbishment over the last sixteen years.

The property is entered through a porch leading into a hall with original flagstone floors. All the principal reception rooms are generously proportioned providing a lovely feeling of space and many of the original character features are retained. The drawing room is fitted with an attractive Bath stone open fireplace with exposed stone wall and French doors onto the rear garden. To the front of the property are two similar reception rooms both enjoying large bay windows and fireplaces fitted with wood burning stoves. An inner hall gives access to a modern cloakroom and separate utility room and leads to the family kitchen which has been extensively fitted with a range of floor and wall mounted units under granite worktops and a central island unit, providing breakfast bar and further storage. This room includes integral appliances and has a French door leading onto a side terrace

which is sheltered and provides a private, sunny seating area throughout the day. To the rear of the kitchen is a useful rear porch/boot/freezer room leading onto the rear garden.

On the first-floor alterations to the landing have provided an impressive amount of light. A master bedroom has bespoke and extensively fitted wardrobes and an en suite shower room. The two front double bedrooms both enjoy bay windows and are generously proportioned with a lovely character double bedroom to the rear of the property which enjoys a vaulted ceiling exposed floorboards and Cotswold Stone Wall. There is substantial family bathroom which has been beautifully refurbished to include a large walk-in shower cubicle and a separate panelled bath. A generous study has stairs to the second floor.

On the second floor the attic spaces have been reconfigured to provide a further study and two attic bedrooms as well as a bathroom and plenty of storage and light whilst taking advantage of character beams.

Outside, to the front of the property is driveway parking for several vehicles leading to two single garages either side of the property. The rear garden is a particular feature being generously proportioned, fully enclosed and very private. This has been attractively landscaped to provide spacious areas of patio and a choice of seating areas, lawn, well-stocked flower and shrub borders and many mature trees and shrubs. For green fingered buyers there is a useful greenhouse and raised vegetable beds as well as fruit trees and outside lighting.

The property is not listed with the front dating from c1852 and the back c1822 and can be seen from date stones. There is reference to past use with a cow bell in the courtyard.

## Amenities

Lechlade is a small historic Cotswold market town on the River Thames. It is on the borders of Gloucestershire, Oxfordshire and Wiltshire. It has a population now of over 3000. There are several independent shops, a Co-op with





petrol station, a Londis supermarket, a church by the market square, two award winning coffee shops, several pubs, a butcher/deli an excellent doctors surgery, primary school and library. In addition a new Town Hall around which centre many activities. There are also many excellent restaurants in the area. There is a thriving tourist trade in the summer when the Thames is busy with narrow and small boats and offers water sports.

Lechlade also provides access to the Cotswold Water Park which offers various activities including sailing, canoeing and swimming.

There is fishing in the river and lakes, and wonderful country walks in the surrounding Cotswold countryside. The town is a good staging post for visitors to the Cotswolds and the historic towns of Oxford, Cirencester, Burford and Cheltenham. Good commuting lines via train from Oxford/Swindon and easy access to the M5.

#### **Directions**

On entering Lechlade from Faringdon, turn right at the T-junction in the direction of Burford. The property can be found on the left hand side just after the Co-op garage on the right. (Do not confuse with Foxfield Folly and Foxfield Coach House to either side.)

#### **Services & Tenure**

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. The above should be verified by your Solicitor or Surveyor. The property benefits from a security alarm system.

#### **Local Authority**

Cotswold District Council.

Council Tax Band - G

#### **Our reference**

FAR/HD/KW/21042023

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

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# Burford Road, Lechlade, GL7

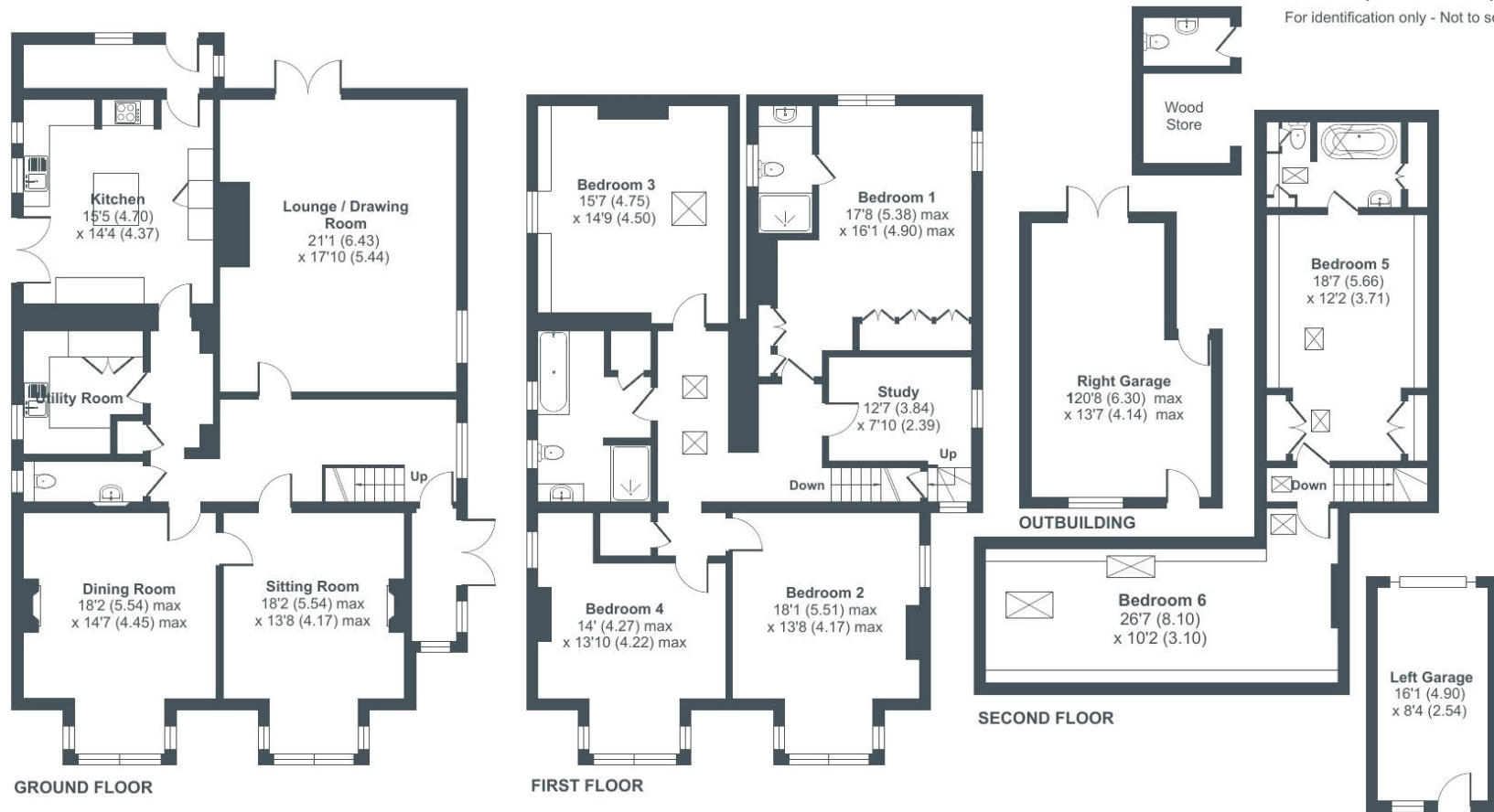
Approximate Area = 4515 sq ft / 419.4 sq m (includes garage)

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding = 322 sq ft / 29.9 sq m

Total = 4125 sq ft / 383.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop & Chambers. REF: 606540











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Gloucestershire • Oxfordshire • Wiltshire

