

The Cursus, Lechlade, Gloucestershire GL7 3SB



Overlooking paddocks and field beyond • Four double bedrooms • Ample downstairs accommodation • Re-fitted bathroom/en suite • Private and sunny garden • Single garage and driveway parking • Quiet cul-de-sac • Immaculately presented and ready to move into • EPC C

The Cursus,

Lechlade, Gloucestershire GL7 3SB

Key Features



4
Bedrooms



2
Bathrooms



4
Receptions

About the property

Overlooking countryside views and paddocks, this impressive family home is situated on a quiet cul-de-sac in the desirable village of Lechlade. Immaculately presented and turnkey ready, this home is not to be missed.

Stepping in through the front door and into the hallway, you will find a downstairs cloakroom, storage cupboard and stairs rising to the first floor. On your right is an additional reception room, currently utilised as an office/gym; on your left is the large living room flooded with natural light, centred around a gas fireplace, with French doors into the conservatory. Back in the hallway and straight ahead is the open plan kitchen/dining room, an impressive 21ft with a range of wall and base units, quartz tops and breakfast bar, as well as built in white goods that include; dishwasher, fridge, freezer, Neff double oven/grill and Neff gas hob. From here you also have access into the utility room with matching cupboards and further space for a washing machine and tumble dryer and a door leading to the garage. The conservatory runs along the rear of the house and has two sets of French doors, creating a wonderful flow to the space when entertaining. A further patio door leads out onto the garden.

Upstairs are four double bedrooms, the two front bedrooms both benefit from views over the paddocks and countryside beyond as well as built-in wardrobes, while the largest bedroom has a recently re-fitted en suite. The three other bedrooms are all serviced by the family bathroom, which has also been recently renovated.

Externally, the garden offers incredible privacy, mainly laid to lawn with a patio dining area closest to the house. There is also a separate seating area at the other side of the lawn, and a summer house. The garden is beautifully planted with mature shrubs and borders. Down either side of the house is a shed and greenhouse as well as a side gate. At the front of the house the driveway has been extended allowing for four vehicles.

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

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. At the T-junction in Lechlade, turn right into Burford Road, then left into Hambidge Lane. The Cursus is the third road on right, and the house is the second driveway on right (the middle one of three houses together).

What3Words: ///mended.each.magically

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band F

Our reference

FAR/KB/KF/08072025

We'd love to hear from you

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what the owner said

"I love this house as it is spacious and light-filled. It has a private garden. On the edge of Lechlade - good access to the town (within easy walking distance) and countryside walks on the doorstep."



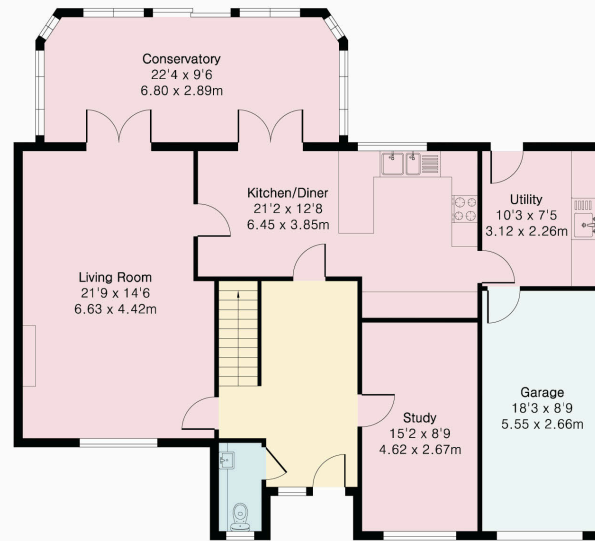




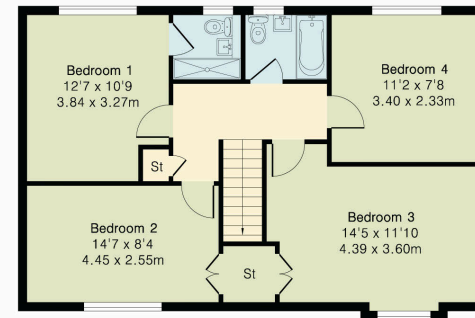
**Approximate Gross Internal Area 2097 sq ft - 195 sq m
(Including Garage)**

Ground Floor Area 1345 sq ft – 125 sq m

First Floor Area 752 sq ft – 70 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



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.

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. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

