

Hambidge Lane, Lechlade, Gloucestershire GL7 3BX



- Extended family home
- Four double bedrooms
- Large living room with fireplace
- Fitted kitchen/breakfast room
- Master bedroom with en suite shower room
- EPC C

Hambidge Lane,

Lechlade, Gloucestershire GL7 3BX

Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

About the property

A spacious detached family home situated in a very popular location in Lechlade and within easy reach of the centre with numerous shops and cafés. This property has been extended to create a fantastic and bright entertaining space whilst still maintaining a great size garden.

Upon entering, you are greeted by a large hall with cloakroom and stairs to the first floor. To the front of the home is a sitting room with fireplace, and glass French doors lead through to the rear extension. This is a superb entertaining space which is currently laid out as a dining/family room. From here, a door leads to the integral garage and further French doors take you out to the garden. Completing the downstairs accommodation is a fantastic kitchen/breakfast room which is fitted with an array of floor and wall mounted units and large central island, with further access to the garden.

The first floor is flooded with light from a bespoke window which spans both floors. There are four double bedrooms, with the master benefitting from an en suite shower room, and a family bathroom.

Outside, to the front of the home, is driveway parking for several vehicles in front of an integral garage. Side access takes you around to the large rear garden which is predominantly laid to lawn with a mature hedgerow, pond and patio area.

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.

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.

Directions

From Faringdon, take the A417 to Lechlade. On reaching the village, turn right at the T-junction on to Burford Road (A361) and continue, turning left on to Hambidge Road, where the property can be found on the right-hand side, after the turning for Roman Way.

What3Words: ///outhouse.january.leaps

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas Central Heating

Local Authority

Cotswold District Council

Council tax Band - E

Our reference

FAR230171

19th December 2025

We’d love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

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what the owner said:

“Light, spacious, extended family home. The downstairs provides open space and flow with a large living room that can be a separate space using double doors. Quiet residential area within easy walking distance of town.”





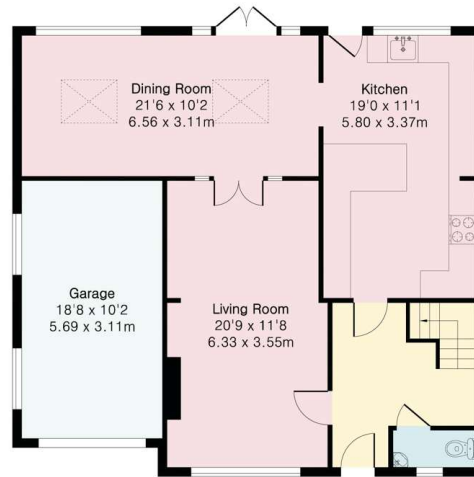


**Approximate Gross Internal Area 1469 sq ft - 136 sq m
(Excluding Garage)**

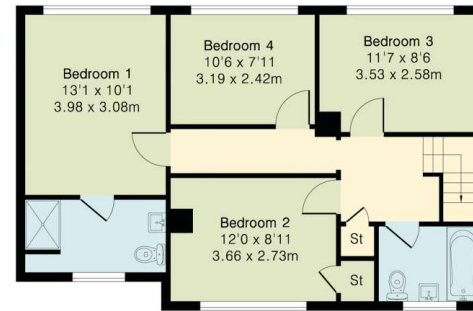
Ground Floor Area 808 sq ft – 75 sq m

First Floor Area 661 sq ft – 61 sq m

Garage Area 190 sq ft – 18 sq m



Ground Floor



First Floor

PerryBishop
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

