

PerryBishop

PROPERTY MADE PERSONAL

Hambidge Lane, Lechlade, Gloucestershire GL7 3BX



Beautifully presented cottage • Two fabulous bedrooms • Recently updated/improved by the current owner • Sitting room with recently fitted wood burner • Kitchen with ample space for a table • Pretty courtyard garden • Outbuilding ideal for home office • Ample storage in cottage to include accessible boarded loft space • EPC D



Hambidge Lane,

Lechlade, Gloucestershire GL7 3BX

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This beautiful Cotswold Stone built, end of terrace cottage, is located within walking distance of Lechlade town centre. The current owner has invested in the property and made it a truly exceptional two bedroom home, that must be seen to be truly appreciated.

The ground floor of the property benefits from recently fitted Karndean flooring. The living room is a beautiful bright room with shutters to the front windows and recently fitted wood burner, which really brings a focus to the room and would provide ample warmth during the winter months. An inner hallway has stairs leading to the first floor and provides access to the utility/cloakroom, which has some fitted units with space for a washing machine as well as the wall mounted boiler. The cottage kitchen is situated at the rear of the property and is fitted with an ample range of base and wall units with inbuilt oven, gas hob, dishwasher and there is space for a fridge/freezer and ample space for a large dining table;

french doors lead from the dining area out into the rear courtyard garden.

On the first floor there are two double bedrooms, and a beautifully fitted family bathroom which has a rain shower over the bath. Bedroom two benefits from a range of fitted wardrobes, along with shutters to the windows. The real feature of the upstairs is the master bedroom which has a vaulted ceiling, french doors leading out to the Juliet balcony and inbuilt wardrobes.

The cottage has ample storage which includes a boarded loft space and also benefits from central heating with a new hot water cylinder and pipe work. The carpets on the first floor have only recently been fitted.

Externally the courtyard garden is low maintenance being paved with the raised flower beds which feature year-round interest. The outbuilding has been much improved and is now used as a home office/store room.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

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. On reaching the village, turn right at the T-junction on to Burford Road (A361) and continue, turning left on to Hambridge Road, the property can be found on the right hand side.

What3Words: [///startles.siblings.drip](https://www.what3words.com/#!/startles.siblings.drip)

Services & Tenure

The tenure is Freehold. Mains water, drainage, gas, and electricity are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

FAR/LH/KF/11112024

We'd love to hear from you

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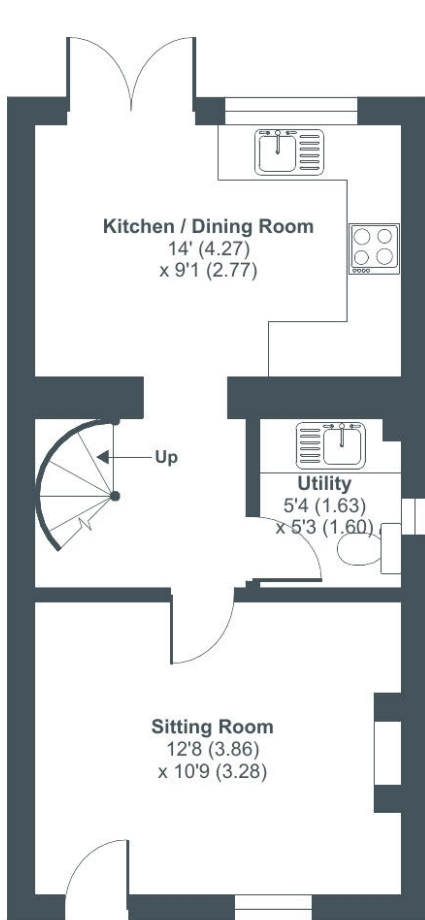
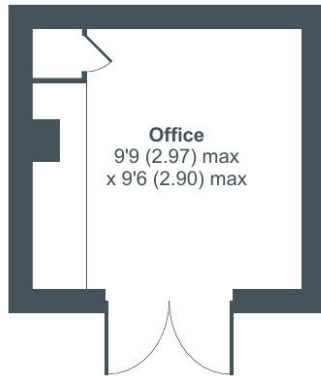
Hambidge Lane, Lechlade, Gloucestershire, GL7

Approximate Area = 746 sq ft / 69.3 sq m

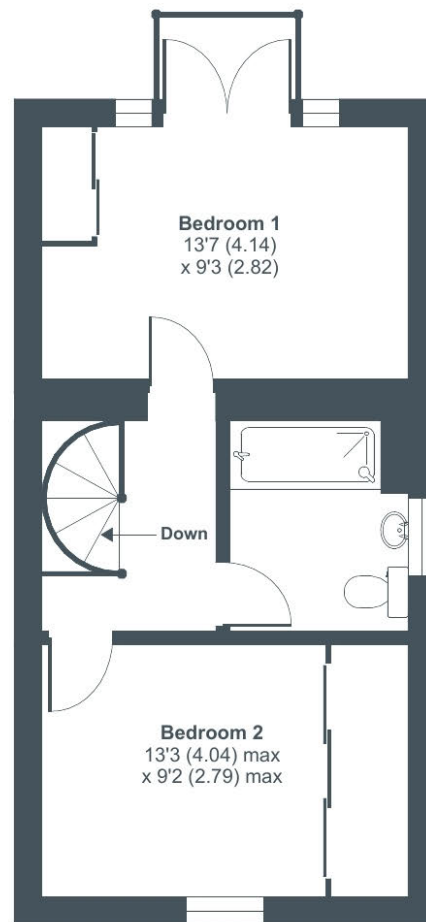
Office = 93 sq ft / 8.6 sq m

Total = 839 sq ft / 77.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Perry Bishop. REF: 1003845



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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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Gloucestershire • Oxfordshire • Wiltshire

