

**West Way, Lechlade, Gloucestershire, GL7 3BT**



- Detached family home ● Flexible living accommodation ● Three double bedrooms
- Three/Four reception rooms ● Large utility room ● Garage & driveway parking ● NO ONWARD CHAIN
- EPC D

# West Way

## Key Features



3  
Bedrooms



1  
Bathroom



4  
Receptions

## About the property

This attractive detached three-bedroom home is located on a quiet street in the pretty town of Lechlade. The property is arranged over two floors and is in good condition throughout.

The accommodation comprises a large entrance hall with stairs rising to the first-floor landing. The sitting room which has parquet flooring, and a fireplace has been opened to a snug / playroom area and has sliding doors into a conservatory. This has a wonderful outlook over the garden. On the other side of the hall is a spacious kitchen / diner which is modern and has been fitted with a range of base and wall mounted units and a number of integrated appliances. From here sits a large utility / boot room with access to the integral garage, garden, and benefits from a cloakroom.

On the first floor, there are three good-sized bedrooms with the master benefitting from in-built wardrobes. These are serviced by a large family bathroom with separate shower cubical and a separate w/c.

Outside, to the front of the home is driveway parking for several cars. Side access takes you through to the rear garden which is enclosed and laid to lawn with mature hedging, patio area, wildflowers, herb, and vegetables. This is completed by a pond, greenhouse, and potting shed.

## 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 in to Hambidge Lane. Take the 2nd road on the right into Kingsmead then the next right is West Way. The property can be found on the left-hand side

What 3 Words /// [assurance.paces.grid](#)





#### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water - Mains Supply  
Sewerage - Mains Supply  
Heating - Gas Central

#### Local Authority

Cotswold District Council  
Council Tax Band - E

#### Our reference

FAR230265  
18th May 2026

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

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**Approximate Gross Internal Area 1544 sq ft - 144 sq m  
(Including Garage)**

Ground Floor Area 1051 sq ft – 98 sq m

First Floor Area 493 sq ft – 46 sq m



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