

## Roman Way, Lechlade, Gloucestershire GL7 3BP



Deceptively spacious detached home • Three double bedrooms • Dual aspect sitting room • Dining room which opens to a snug area • Conservatory • Spacious kitchen with inbuilt appliances • Lovely gardens to both the front and the rear • Driveway parking leading to the single garage • EPC D

# Roman Way,

Lechlade, Gloucestershire GL7 3BP

## Key Features



3  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

Set within a popular location in the town of Lechlade, this lovely three-bedroom detached home has been much improved by the current owner and provides spacious accommodation thought out with pretty gardens to both the front and rear.

The ground floor accommodation comprises an entrance hallway with doors leading to two of the reception rooms. At the front of the property is an 'L' shaped, dual aspect sitting room with a stone fireplace. The kitchen has a good range of fitted base and wall units with an inbuilt induction hob, double oven, warming drawer, and dishwasher. A utility area sits to the rear of the kitchen and has further space for various appliances, along with further fitted units and access to both the cloakroom and rear garden. Adjacent to the kitchen is a dining room which opens out to a further seating area. At the rear of the property is a modern conservatory, which provides access to the garden.

On the first floor, the accommodation has been slightly reconfigured to provide three well-proportioned double bedrooms, all of which benefit from inbuilt wardrobes. The family bathroom has been re-fitted and benefits from a bath and separate shower cubicle. A handy second shower room has been created and could be used as an en suite to the master bedroom. The landing area has numerous inbuilt cupboards providing more than ample storage for the home.

Externally, block paved driveway parking leads to a larger than average single garage. There is a delightful garden at the front of the home, with side gates leading to the enclosed and quite private rear garden. Benefitting from two seating areas, which make the most of the days sun, this lovely rear garden is planted with a wide selection plants and shrubs which provide year-round interest.

## 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, turn right into Burford Road and left after c. two thirds of a mile into Hambidge Lane. Take the second turning right into Roman Way, where the property can be found on the right hand side

What3Words: ///timing.paving.hence

## Services & Tenure

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

## Local Authority

Cotswold District Council

Council Tax Band- E

## Our reference

FAR/LH/MS/27032025

## We'd love to hear from you

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# Roman Way, Lechlade, Gloucestershire, GL7

Approximate Area = 1642 sq ft / 152.5 sq m

Limited Use Area(s) = 165 sq ft / 15.4 sq m

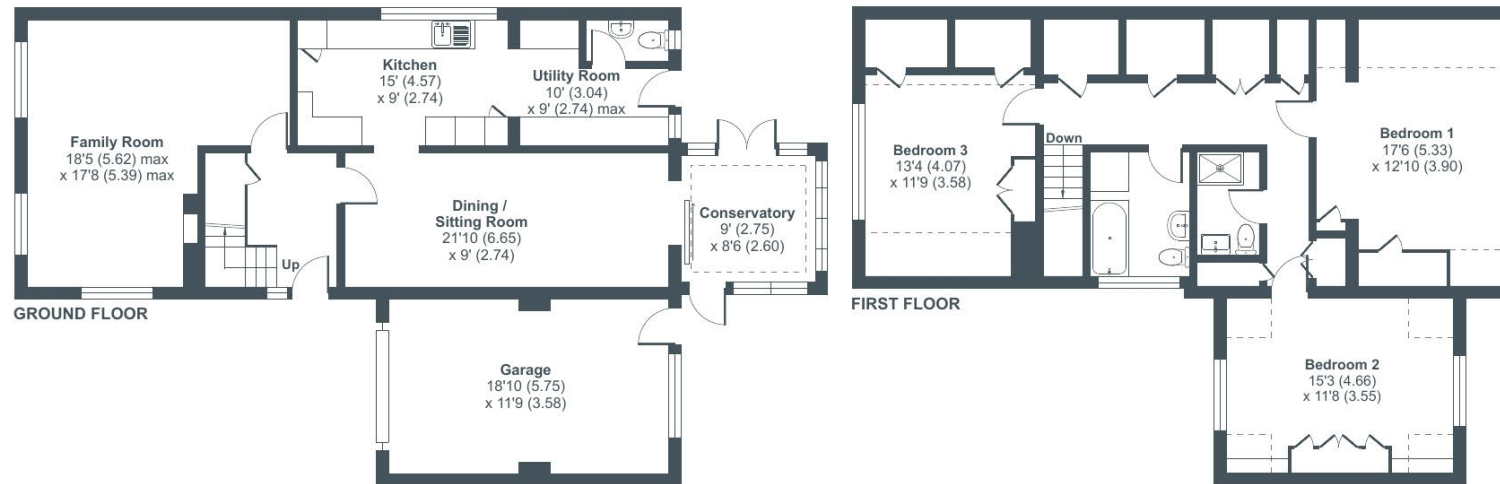
Garage = 222 sq ft / 20.6 sq m

Total = 2029 sq ft / 188.5 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1265816



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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

