

Roman Way, Lechlade, Gloucestershire GL7 3BP



Wonderful family home • Five double bedrooms • Main bedroom en suite • Spacious living room
• Integral double garage • Driveway parking • End of a cul-de-sac • Stunning, south-facing,
private garden • EPC C

Roman Way,

Lechlade, Gloucestershire GL7 3BP

Key Features



5
Bedrooms



2
Bathrooms



2
Receptions

About the property

A fabulous family home situated at the end of a quiet cul-de-sac on the outskirts of the popular town of Lechlade. The property offers five double bedrooms and a wonderfully private, south-facing garden.

Upon entering, you are greeted by a hall with cloakroom and stairs rising to the first floor. The sitting room is bright, being dual aspect, with bi-fold doors out to the garden and a feature gas fireplace. This has been opened to the dining room creating a fantastic entertaining space. The kitchen/breakfast room is fitted with a range of floor and wall mounted and a Rangemaster cooker. At the far end is the utility area which provides access to a large integral garage with personal door into the garden.

Upstairs sit five double bedrooms. Bedrooms one and two benefit from ample fitted wardrobes, with the main bedroom boasting an en suite shower room with modern rain shower. All other bedrooms are serviced by a family bathroom.

Outside, to the front, is driveway parking for a couple of vehicles in front of an integral garage. The rear garden is simply stunning with a newly paved patio area, lawn surrounded by shrub and flower borders and mature hedge rows.

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. 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 at the very end of the road on the right hand side.

What3Words: ///public.samplers.trinkets

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/LH/KF/07012025

We'd love to hear from you

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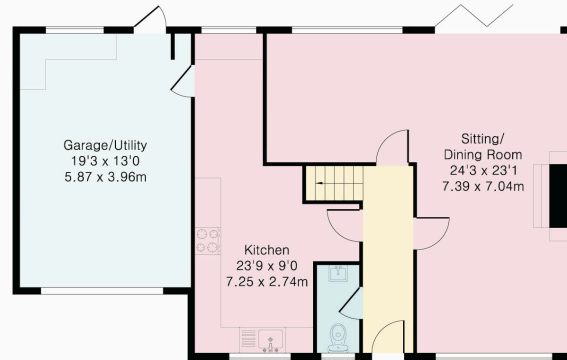




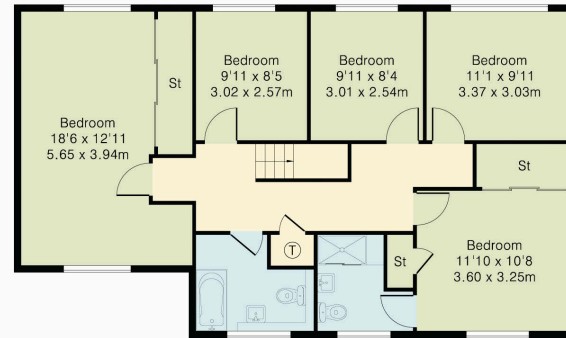
Approximate Gross Internal Area 1894 sq ft - 176 sq m

Ground Floor Area 947 sq ft – 88 sq m

First Floor Area 947 sq ft – 88 sq m



Ground Floor



First Floor

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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 as defined by RICS code of measuring practise. No guarantee is given on 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

