

## The Cursus, Lechlade, Gloucestershire GL7 3SB



Detached family home • Four well proportioned bedrooms • En suite to main bedroom • No onward chain • Dual aspect sitting room • Dining room • Kitchen/breakfast room and utility • Garden, single garage and driveway parking • EPC C

# The Cursus,

Lechlade, Gloucestershire GL7 3SB

## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

A substantial detached four-bedroom house located 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 and doors to all ground floor rooms, including a cloakroom and a family room/study/fifth double bedroom. The substantial living room is dual aspect with windows to the front, a fireplace and access out to the rear garden, from here you are led through to a dining room which in turn links back to the hallway.

There is well-appointed kitchen/diner comprising fitted base and wall units with some integrated appliances, and a large adjacent utility room which provides access to the garage and garden.

On the first floor sit four double bedrooms, three of which boast in-built wardrobes. The master further benefits from an en suite bathroom.

Outside, to the front of the property, there is space to park multiple cars, leading to a garage. The property has a good-sized enclosed rear garden laid predominantly to lawn with patio area and shrub borders. It includes gated access to the front.

\*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

\*\*

## 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. At the T-junction, turn right into Burford Road and left after c. two thirds of a mile into Hambidge Lane. Take the third turning right into The Cursus, and continue to the end of the cul-de-sac, where the property can be found.

## 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/22072024

## We'd love to hear from you

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# 10 The Cursus

Approximate Gross Internal Area = 161.8 sq m / 1742 sq ft  
(Including Garage)

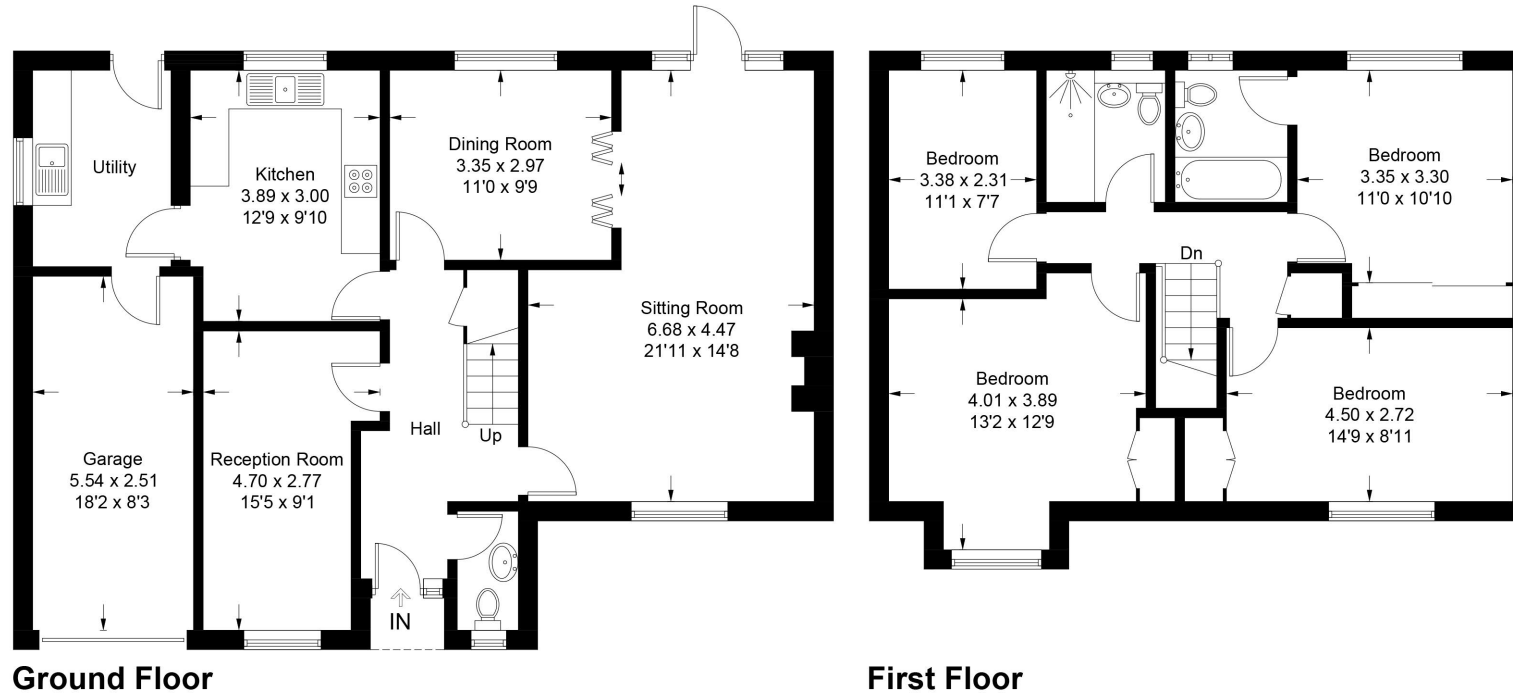


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107523)

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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

