

Orchard Close, Lechlade, Gloucestershire GL7 3EF



Immaculate detached house • Dual aspect sitting room with Bi-fold door to the garden • Spacious re-fitted kitchen/breakfast room • Two study's • Dining room with French doors to the garden • Utility room • Main bedroom with dressing areas and en-suite shower room • Three additional bedrooms all with in built wardrobes • EPC D

Orchard Close,

Lechlade, Gloucestershire GL7 3EF

Key Features



4

Bedrooms



3

Bathrooms



4

Receptions

About the property

A truly exceptional family home which is situated at the end of a very popular cul de sac, close to the heart of Lechlade. This family home offers over 2200 square feet of accommodation with a double garage, ample driveway parking and a lovely south facing garden.

You are greeted by a welcoming entrance hall with an staircase rising to the first floor. The large dual aspect sitting room has a fireplace with fitted wood burner and Bi-fold doors which lead to the garden. There is a beautiful, refitted family kitchen/breakfast room which includes several integral appliances under Silestone worktops and a rangemaster cooker, there is ample space for a breakfast table and access to the adjacent utility room, which in turn provides access to the side of the house. In the heart of the home is a spacious dining room that benefits from french doors to the rear garden. In addition there are two handy study's and a cloakroom on the ground floor.

On the first floor the master bedroom features two dressing areas with an en suite shower room. There are three further double bedrooms, all of which benefit from in built wardrobes, with one of the guest rooms also featuring an en suite shower room. The family bathroom has a whirlpool bath with shower over.

Externally, there is more than ample gravel driveway parking to the front of the home which leads to the detached double garage. The southerly facing rear garden has been landscaped to provide a great deal of privacy and year round interest, with well stocked borders and a lovely private seating area.

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 and at the T-junction in Lechlade, turn left and continue straight on through the traffic lights. Take the right hand turn into Mount Pleasant and continue into Lodersfield. Bare left into Orchard close and the property can be found at the end of the cul de sac.

What3Words: ///guilty.bluffing.picturing

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band: G

Our reference

FAR/LH/KF/20112024

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

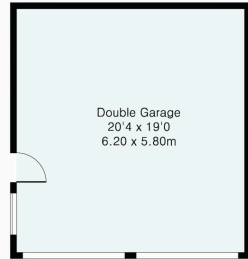
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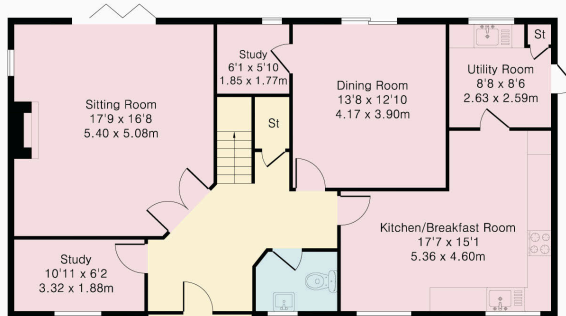
Garage

Approximate Gross Internal Area 2576 sq ft - 239 sq m

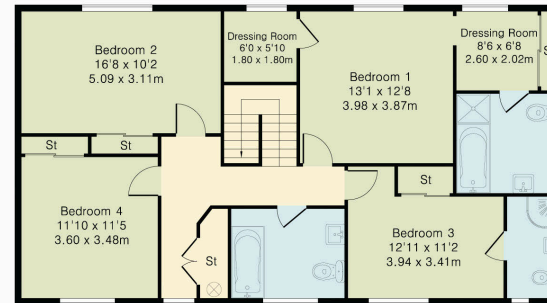
Ground Floor Area 1113 sq ft – 103 sq m

First Floor Area 1076 sq ft – 100 sq m

Garage Area 387 sq ft – 36 sq m



Ground Floor



First Floor



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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Gloucestershire • Oxfordshire • Wiltshire

