

PerryBishop

PROPERTY MADE PERSONAL

4 Swansfield, Lechlade, Gloucestershire, GL7 3SF



No onward chain • Spacious home • Large living room • Extended • Garage and parking • Private garden • Desirable location • EPC C

£260,000

perrybishop.co.uk [f](#) [v](#) [@](#)



4 Swansfield,

Lechlade, Gloucestershire, GL7 3SF

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

Stepping in through the front door, you can find the kitchen on the right-hand side. Fitted with a range of wall and base units, with space and plumbing for a washing machine, fridge/freezer, oven, and hobs. Down the hallway you come into the living/dining room with stairs rising to the first floor, a great family space with patio doors onto an extension. The extension will form an additional reception room once finished, brick built with power this room is a wonderful addition just in need of finishing the roof and plaster boarding the walls.

To the first floor are the two bedrooms, both fitted with built in wardrobes and completing the accommodation is the family bathroom fitted with a modern white suite.

Externally the garden is incredibly private with a gate for side access, to the front is a single garage with a parking space in front.

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

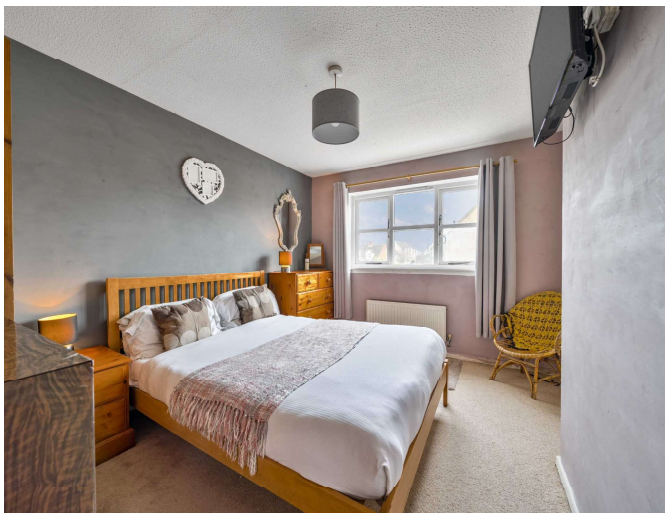
A beautiful small town adjoining the River Thames and on the borders of Gloucestershire, Oxfordshire and Wiltshire, Lechlade has a population of just over 3,000. There are several independent shops, a small supermarket, a church, doctors' surgery, excellent primary school and a library. There is a healthy 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 and at the T-junction turn right towards Burford, carry on along this road until you reach the roundabout at the edge of the village and take the first exit into Perrinsfield/Swansfield. Follow the road through the estate taking the third turning on your right. The property can then be found on your left hand side.

What3Words: ///trying.flickers.reshaping





Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band- C

Our reference

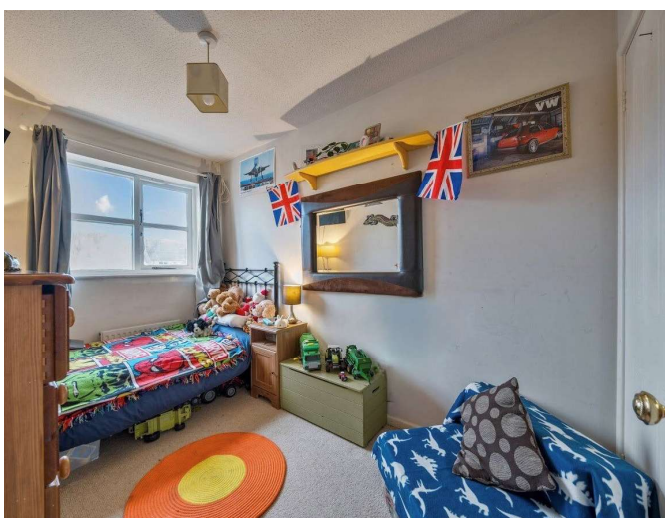
FAR/KB/MS/06022025

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk



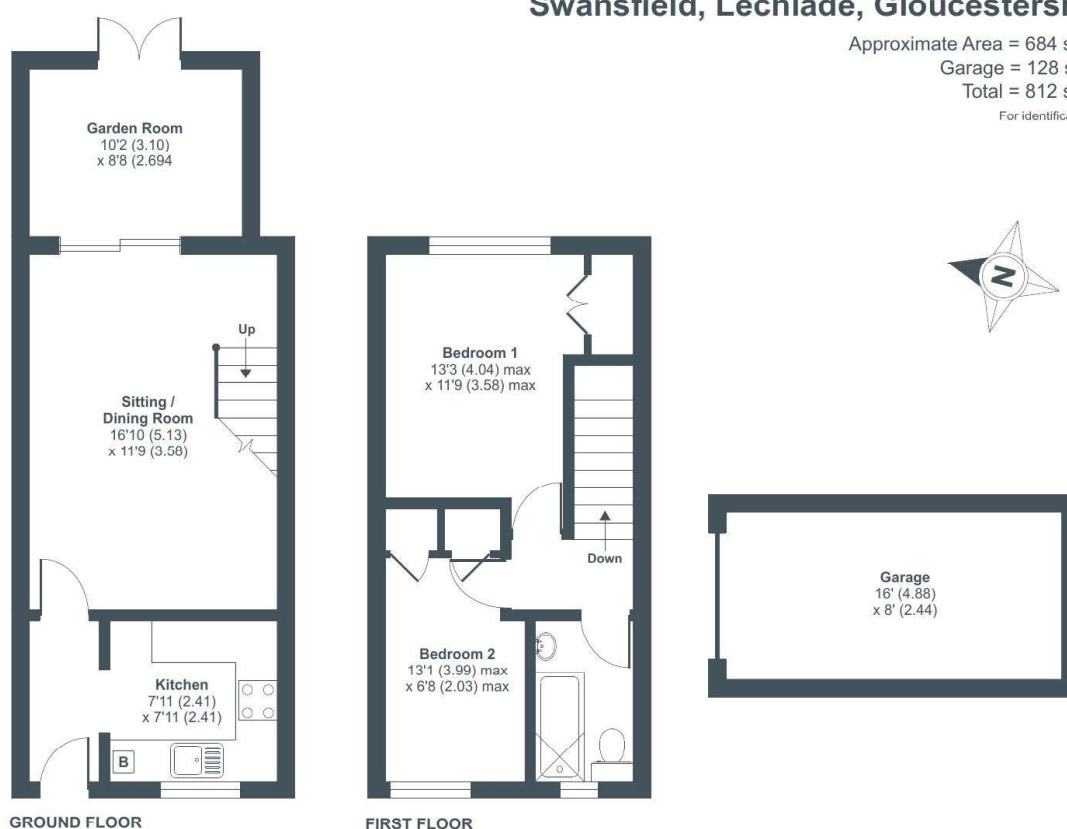
Swansfield, Lechlade, Gloucestershire, GL7

Approximate Area = 684 sq ft / 63.5 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 812 sq ft / 75.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1242050

PerryBishop
PROPERTY MEASUREMENT

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

perrybishop.co.uk

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

