

Gales Court, Mount Pleasant, Lechlade, Gloucestershire, GL7 3DG



Beautiful village location • South facing low maintenance garden • Recently re fitted kitchen and bathroom • Garage and parking • Three bedrooms • Barn door from kitchen to garden • Incredibly private • Potential for short onward chain • EPC C

Gales Court,

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Stepping in through the front door and into the hallway, where you have stairs rising to the first floor, utility cupboard and cloak room. This leads round to the kitchen/dining room, recently renovated with new wall and base units and space and plumbing for white goods and room for a table, a stable door leads out onto the garden.

The dual aspect living room is a wonderful size, with a gas fire and patio doors onto the garden, there is space for a further dining table but otherwise is a great size room.

Upstairs are two double bedrooms with ample space for storage and a third single bedroom/office. On the landing you can find additional storage and a Velux window letting in loads of natural light. Completing the accommodation is the family bathroom, also recently re fitted with a modern white suite.

Externally the rear garden is a sun trap, south facing and low maintenance. Offering complete privacy from the outside world. To the front of the house is a storage cupboard and small front garden, as well as a garage with ample loft space and parking 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 in Lechlade, turn left and continue straight on through the traffic lights. Take the right hand turn into Mount Pleasant and then take the first left turn. The road wrap back round on itself and the property is down a short path on your far right.

What3Words: ///hillside.twitchy.confronts

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band- D

Our reference

FAR/02042025

We'd love to hear from you

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what the owner said

"As a first home we couldn't have been happier with this property. It is situated close to the town centre, pubs and shops. With two black labradors there are beautiful walks on our doorstep. The garden is the perfect sun trap and is sheltered from the wind. We were also sold by how private it is and quiet. We had the kitchen redone a year ago so it now has plenty of space for food preparation and storage. It's a very easy house to maintain and at a low cost, does what it says on the tin!"







Mount Pleasant, GL7

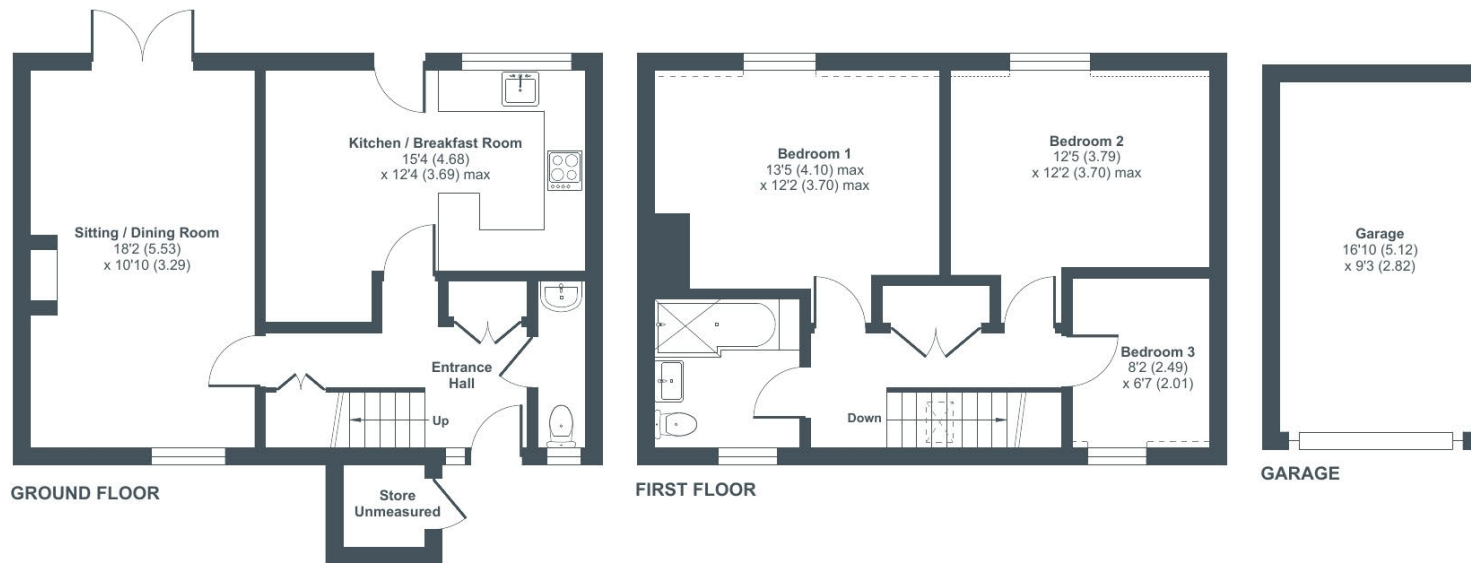
Approximate Area = 959 sq ft / 89 sq m (excludes store)

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1121 sq ft / 103.9 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). © n/checom 2025. Produced for Perry Bishop. REF: 1269065



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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

