

PerryBishop

PROPERTY MADE PERSONAL

101 Perrinsfield, Lechlade, Gloucestershire GL7 3SE



Townhouse with flexible living • No onward chain • Three double bedrooms • Fitted kitchen • Rent potential £1,350pcm. Yield potential 4.6% • Spacious sitting room • Conservatory and enclosed garden • Parking and garage • EPC C

£350,000

perrybishop.co.uk   



101 Perrinsfield,

Lechlade, Gloucestershire GL7 3SE

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Upon entering, you are greeted by a hall with a cloakroom, storage cupboards, and stairs to the first floor. The kitchen/breakfast room is to the rear and is fitted with an array of floor and wall mounted units with space and plumbing for white goods. Off the kitchen is a conservatory, previously used as a dining room, with doors out to the garden.

On the first floor, the sitting room is bright and spacious with a lovely outlook over the garden and there is also a double bedroom/study. The second floor has two further double bedrooms, one with fitted wardrobes. On the landing are two further storage cupboards and completing the accommodation is a family bathroom, fitted with a modern white suite.

Outside, the rear garden has been laid to a large patio with a lawn area. The garden offers incredible privacy and is enclosed

with a timber fence. In front of the home is off road parking for several vehicles and an integral single garage.

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. At the T-junction, turn right on to Burford Road and keep going until you reach the roundabout on the edge of the town. Turn left and take the first left again into Perrinsfield. Then continue, keeping left and passing two right turns, until the property is found on the left hand side.





What3Words: ///certainty.star.incursion

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/KB/KF/08042025

We'd love to hear from you

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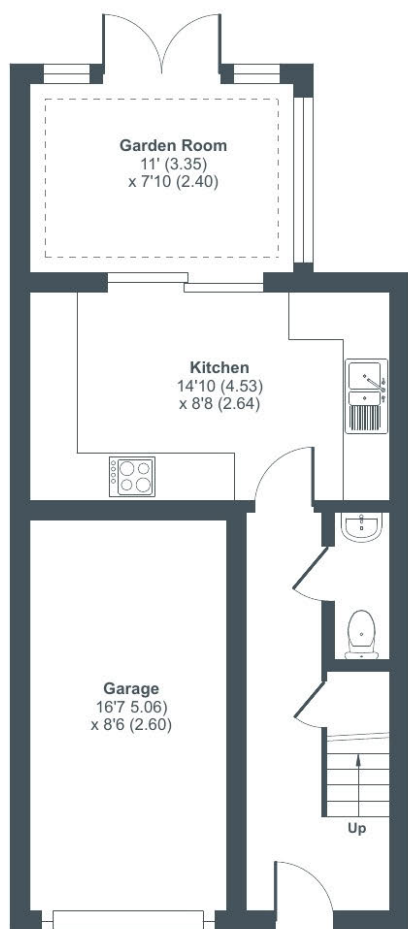
Perrinsfield, Lechlade, Gloucestershire, GL7

Approximate Area = 1099 sq ft / 102.1 sq m

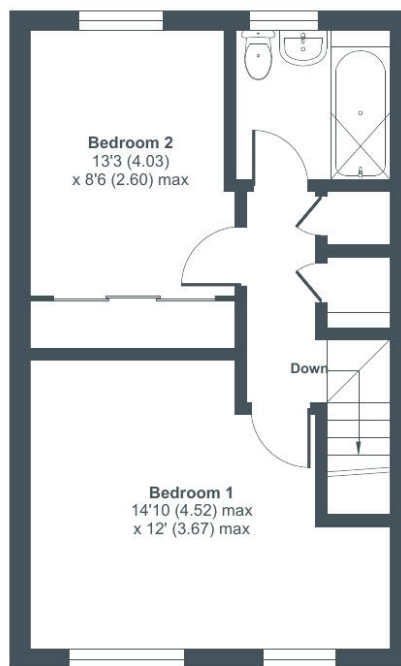
Garage = 133 sq ft / 12.3 sq m

Total = 1232 sq ft / 114.4 sq m

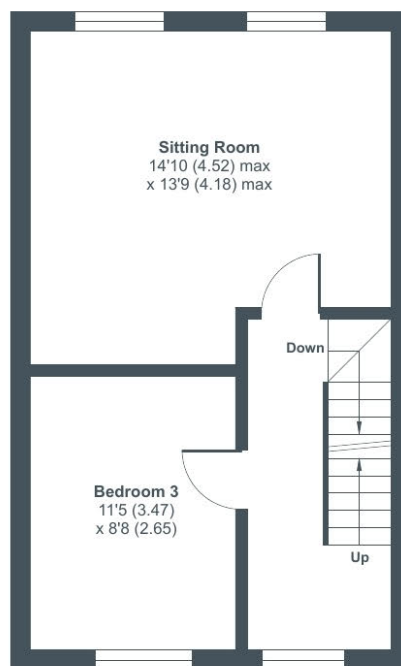
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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: 1275990

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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

