

The Cursus, Lechlade, Gloucestershire GL7 3SB



A unique property • Two double bedrooms • Third bedroom/study • Fitted kitchen with ample storage • Large driveway • Detached double garage • Stunning gardens • Bright and well presented accommodation • EPC D

The Cursus,

Lechlade, Gloucestershire GL7 3SB

Key Features



3
Bedrooms



1
Bathroom



3
Receptions

About the property

A truly unique and charming home set in wonderful grounds in a highly desirable part of Lechlade. It is exceptionally bright and airy, with a detached double garage and ample driveway parking.

Upon entering, you are greeted by a spacious hall with vaulted ceilings and a cloakroom. There is a triple aspect sitting room with a box bay window to the front, an open fireplace, and glass French doors leading through to an orangery at the rear. This is the ideal place to sit and unwind with a lovely outlook over the garden. The kitchen/breakfast room is fitted with a wide range of floor and wall mounted units and integrated appliances include a double oven and induction hob with further access to the garden. Completing the downstairs accommodation is a separate dining room which could also be utilised as a third bedroom.

On the first floor, both bedrooms are good sized doubles and benefit from fitted wardrobes and a lovely outlook, with the principal bedroom having an en suite WC and basin. These are serviced by a recently refurbished bathroom.

Outside, the property sits centrally in its own mature grounds. All aspects are exceptionally private and although predominantly laid to lawn, there are mature trees and shrubs dotted throughout. A large driveway offers parking for several vehicles (and has housed a campervan in the past) in front of a detached double garage. There is a further parcel of land behind the garage which is also believed to be on this property's title.

A home not to be missed.

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 into Burford Road and then left on to Hambidge Lane. Take the third turning right into The Cursus and the property is the first house on the right

What3Words:///clicker.unafraid.sideboard

Services & Tenure

The tenure is freehold. Mains electricity, water and gas are understood to be connected. The property has a septic tank.

Local Authority

Cotswold District Council

Council Tax Band E

Our reference

FAR/HD/MS/19062025

We'd love to hear from you

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what the owner said

"Peaceful, tranquil location with extensive beautiful, mature gardens"







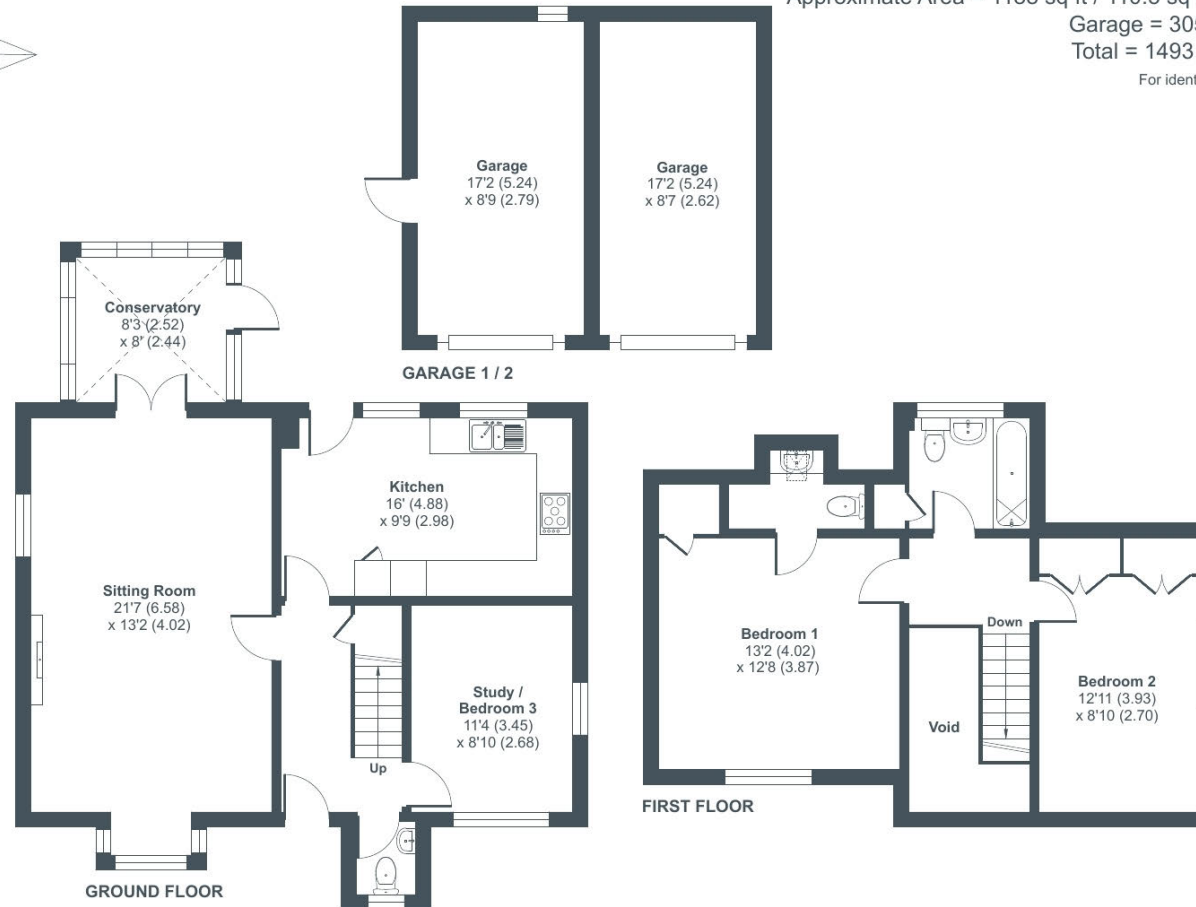
The Cursus, Lechlade, Gloucestershire, GL7

Approximate Area = 1188 sq ft / 110.3 sq m (excludes void)

Garage = 305 sq ft / 28.3 sq m

Total = 1493 sq ft / 138.6 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: 1300653



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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

