

Perrinsfield, Lechlade, Gloucestershire GL7 3SE



Cotswold stone townhouse with flexible living • Greatly improved by the current owners •
Character features such as beams • Open plan kitchen/living/dining room • Enclosed garden •
Parking, garage and car port • Outskirts of Lechlade • Just across the road from Horseshoe Lake
• EPC C

Perrinsfield,

Lechlade, Gloucestershire GL7 3SE

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

About the property

Benefits of this Cotswold stone townhouse include four double bedrooms, an open plan kitchen/living room and beams and character features installed to match the Cotswold stone of the outside.

Stepping in through the front door, you come into the hallway with stairs rising to the first floor and a downstairs shower room. There are also two ground floor bedrooms, both doubles, and a utility room with downlights and access into the garden. On the first floor, the reception rooms have been opened to create an amazing, beautiful light space with beams above and dual aspect windows. The kitchen is fitted with a range of wall and base units with integrated white goods to include; dishwasher, fridge freezer, double oven and gas hobs.

The second floor offers two further double bedrooms, both with built-in wardrobes and serviced by the family bathroom with a modern white suite.

Externally, the garden is mainly laid to lawn, completely private, surrounded by mature trees and apple trees. To the front is the main appeal of this property with ample parking - a rarity on this development - with a single garage and a carport built to the side. The house has also been improved for energy efficiency throughout. This is a perfect house with flexible accommodation.

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, and at the end of the road keeping right, the property can then be found on your left hand side.

What3Words /// corkscrew.folds.surprised

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/CDH/01082025

We'd love to hear from you

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what the owner said

We have lived in this property on this sought after cul-de-sac for over 14 years. We have loved making it our family home. The home improvements we have made make very versatile living, which accommodated our parents, children and grandchildren when visiting. The Cotswolds is a beautiful place to live with plenty of country walks, or you can do as much or as little as you wish. It is peaceful or there are plenty of places to visit, with the family Cotswold Wildlife Park nearby, as well as Horseshoe Lake for the avid fisherman like my husband. We feel you will be very lucky having this property to call your home.







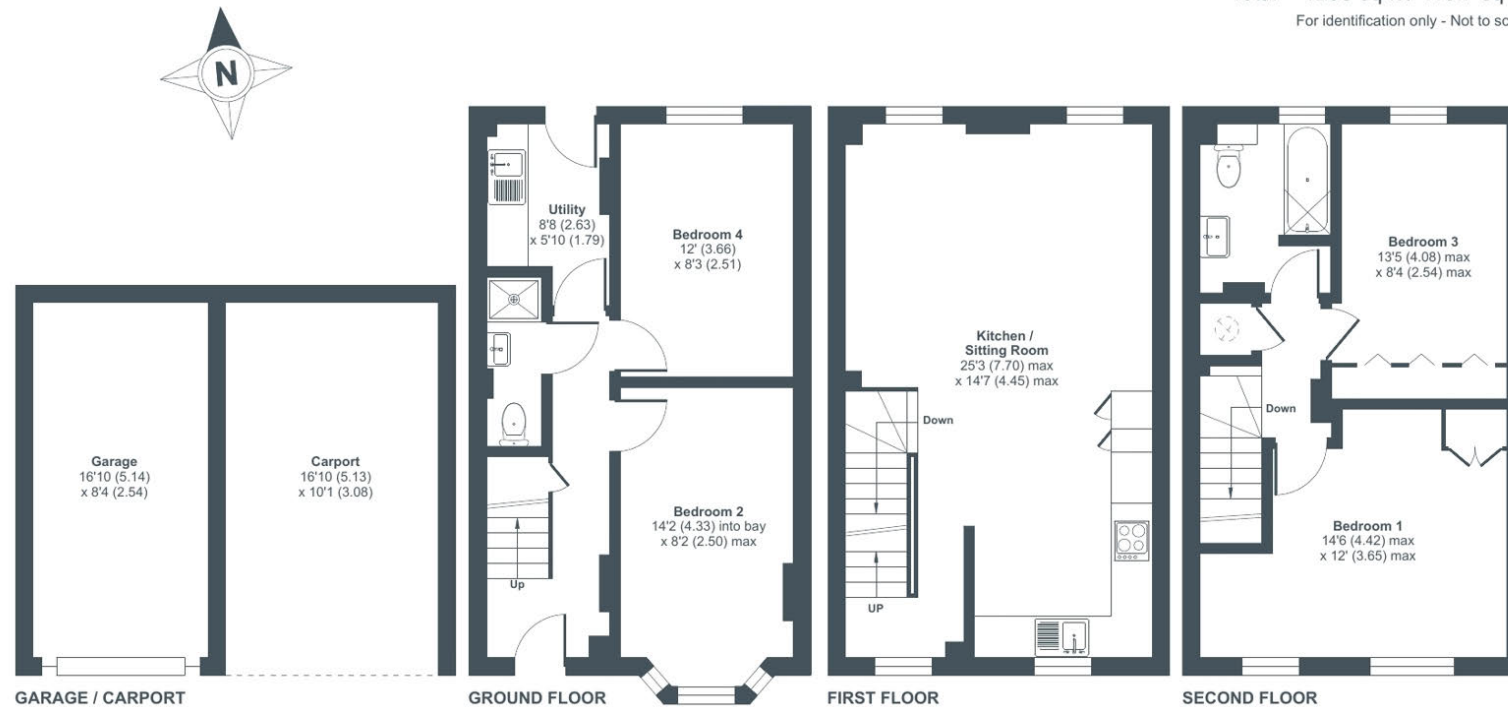
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Approximate Area = 1117 sq ft / 103.7 sq m (excludes carport)

Garage = 141 sq ft / 13 sq m

Total = 1258 sq ft / 116.7 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: 1331686



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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

