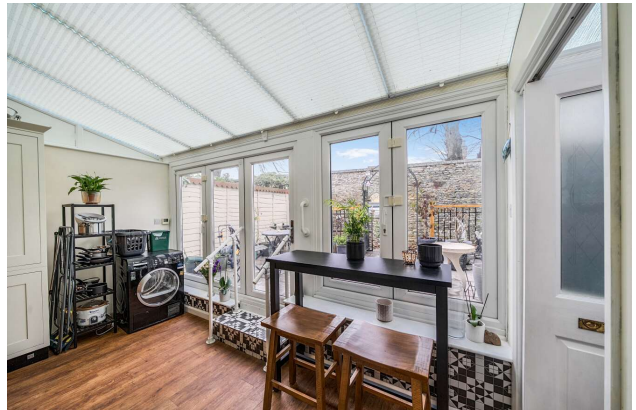


Chancel Way, Lechlade, Gloucestershire GL7 3DE



- Sought after village location
- Garage en bloc
- Three bedrooms
- Quiet cul-de-sac location
- Low maintenance front and rear gardens
- EPC C

Chancel Way

Lechlade

Key Features



3

Bedrooms



1

Bathrooms



2

Receptions

About the property

This well-presented and extended terraced house is located in a quiet cul-de-sac in the sought-after small town of Lechlade.

The accommodation comprises an entrance hall with stairs rising to the first floor. There is a spacious sitting room flooded with natural light from the bay window, which opens into a dining area and further into a sunroom with underfloor heating. This extension spans the width of the rear of this property with bi-fold doors leading into the patio garden. There is a modern Shaker-style kitchen, fitted with a good range of floor and wall units and completing the downstairs accommodation is a newly redecorated cloakroom.

To the first floor are three good sized bedrooms, with the two largest rooms also benefiting from ample built-in storage/wardrobe space. Back out on the landing, you also have a further built-in wardrobe and storage cupboard. The bedrooms are serviced by a modern shower room.

Externally, there is a lovely garden to the front of the house with a pathway leading to the front door and enclosed bin store. The rear garden is also

enclosed and laid out as a pretty patio area, with rear access gate. There is a single garage en bloc and ample residents' parking.

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.

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.

Directions

From Faringdon, take the A417 to Lechlade and at the T-junction turn right towards Burford. Just beyond the Lechlade Medical Centre, take the right hand turn into St Lawrence Road, and then take the right hand turn into Chancel Way. The property can be found at the end of this road in front of you slightly to the left.

What3Words: ///dodges.schematic.retrial





Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Double Glazing, Gas Central Heating, Under Floor Heating

Local Authority

Cotswold District Council

Council tax Band - D

Our reference

FAR250415

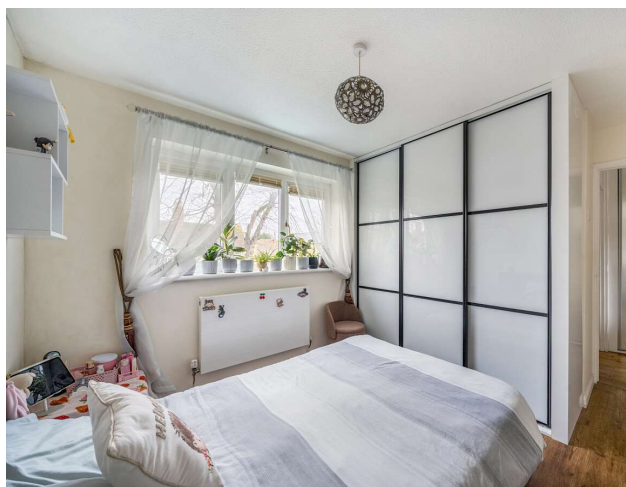
8th December 2025

We'd love to hear from you

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Chancel Way, Lechlade, Gloucestershire, GL7

Approximate Area = 1081 sq ft / 100.4 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1215 sq ft / 112.8 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). © nitchecom 2025. Produced for Perry Bishop. REF: 1386313



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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

