

Burnside, Downington, Lechlade, Gloucestershire, GL7 3DL



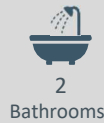
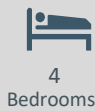
● No onward chain ● Desirable location ● Four double bedrooms ● Intergal garage ● Driveway parking ● EPC E

Guide Price
£600,000

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Lechlade, Gloucestershire, GL7 3DL

Key Features



About the property

Welcomed into the entrance hall, with stairs rising to the first floor and a downstairs shower room. On your right is the kitchen, with a range of wall and base units and breakfast bar, there is also space and plumbing for white goods. At the back of the property spanning the width of the house is the open plan sitting/dining room with patio doors onto the garden and bay window, flooding the room with natural light. There is also internal access into the single garage and store room from the downstairs hallway.

To the first floor are four double bedrooms, the largest benefits from built in wardrobes and dual aspect windows. The bedrooms are all serviced by the family bathroom which is fitted with a modern white suite.

Externally the garden offers great privacy and is south facing. The rear garden has a patio section closest to the house and the rest of the plot is mainly laid to lawn, with a further decked seating area in the top corner.

The garden wraps around the side of the house and round to the front, where you have a lovely front garden, driveway parking and access to the single garage, all enclosed by a conifer hedge.

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 in Lechlade, turn left and continue straight on through the traffic lights. Follow the road out towards the edge of the village and on your left, opposite the green, you will see a lay-by the property can be found just set back from this and identified by our board.

What3Words: minivans.circling.reminder

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Central, DoubleGlazing, GasCentral

Local Authority

Vale of white Horse Council Tax, Faringdon

Council tax Band - F

Our reference

FAR250436

15th December 2025

We'd love to hear from you

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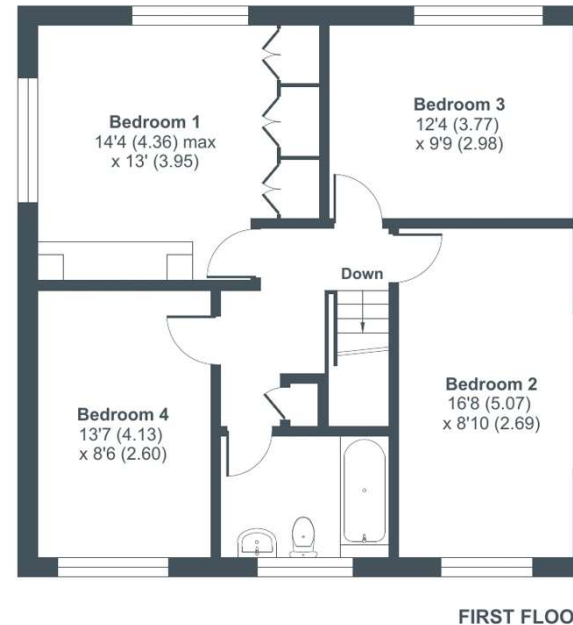
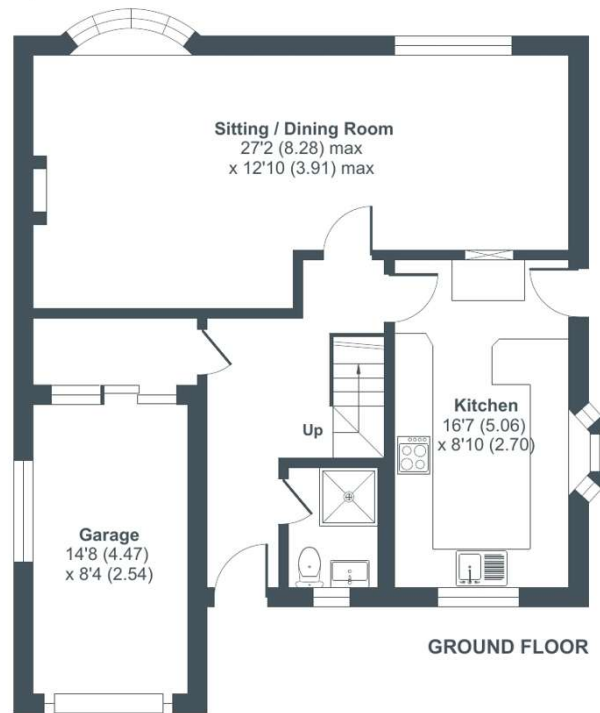
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Approximate Area = 1384 sq ft / 128.5 sq m

Garage = 115 sq ft / 10.6 sq m

Total = 1499 sq ft / 139.1 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). ©nichecom 2025. Produced for Perry Bishop. REF: 1384393



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