

Kingsmead, Lechlade, Gloucestershire, GL7 3BW



Renovated to a high standard ● Planning permission granted to extend ● Bungalow in sought after village ● Garage and driveway parking
Private and south east facing garden ● Two double bedrooms ● New high quality windows ● French doors to garden ● Spa like bathroom
EPC D ●

Kingsmead,

Lechlade, Gloucestershire, GL7 3BW

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Welcomed into the inner entrance hall where you have access to all internal rooms. At the far end is an L-shaped open plan kitchen/living/dining room, a sociable space with fitted log burner for the colder months, or French doors and dual aspect windows perfect for opening up in the summer. The kitchen is fitted with a range of wall and base units as well as a full-length pantry cupboard. There is also a range of integrated appliances to include; wine fridge, dishwasher, double oven and grill, induction hob, extractor fan and fridge/freezer. There is also a long sliding window, overlooking the garden creating a seamless indoor/outdoor feel.

Back down the hallway are two double bedrooms, both with ample space and one with a storage cupboard, they are serviced by the family bathroom fitted with a modern suite with the added benefit of a utility cupboard.

Externally the property has ample driveway parking and front garden, through the gate you then come into an internal courtyard. At the rear of the house the garden is mainly laid to lawn, offering complete privacy as well as being southeast facing.

The vendors have obtained planning permission from Cotswold District Council to extend further with the possibility of creating a third bedroom, entrance and porch under consent no. 24/03405/FUL . Allowing further possibilities if a buyer so wished.

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. On reaching the village, turn right at the T-junction on to Burford Road (A361) and continue, turning left on to Hambidge Road. Take the 2nd road on the right onto Kingsmead where the property can be found on the right hand side, after the first cul-de-sac on Kingsmead.

What 3 Words // [first.blush.life](#)

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cotswold District Council
Council Tax Band - D

Our reference

FAR260076
11th March 2026

We'd love to hear from you

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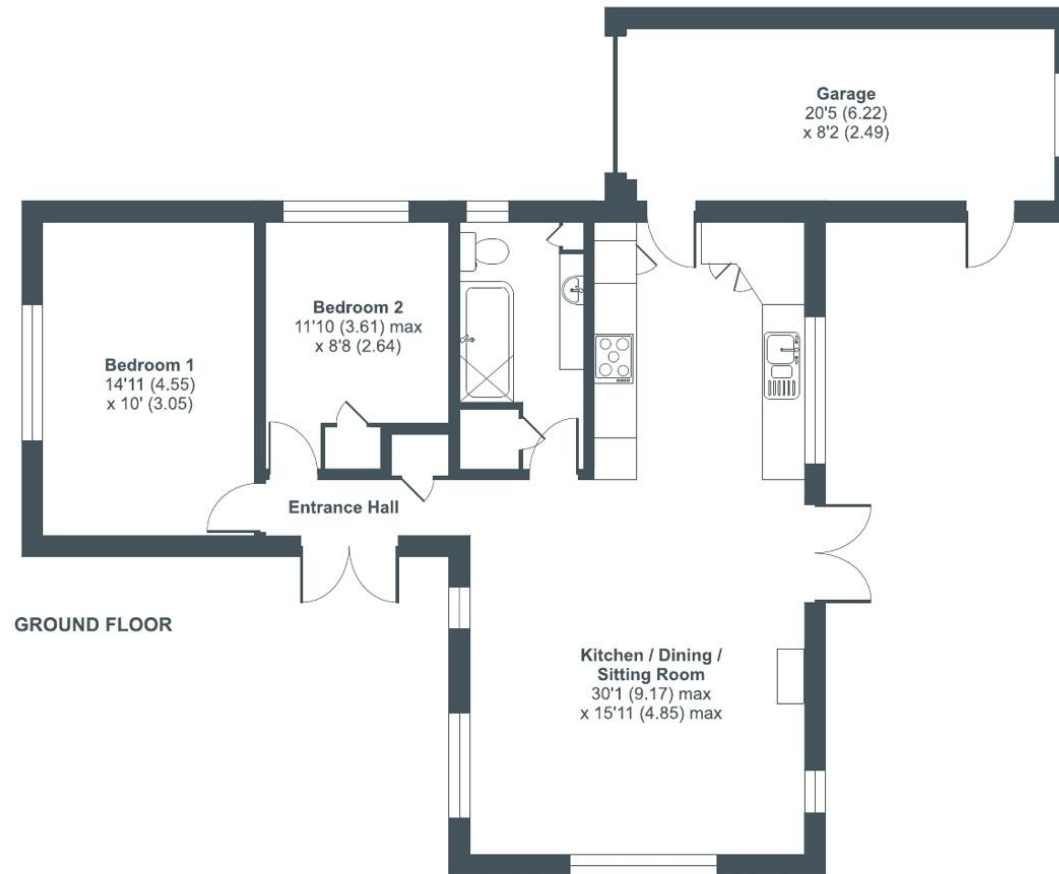




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Approximate Area = 957 sq ft / 88.9 sq m (includes garage)

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'checon 2026. Produced for Perry Bishop. REF: 1423311



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