

No.1 The Colleys, High Street, Lechlade, Gloucestershire, GL7 3AE



Grade II listed Town House • Converted to the highest of standards • Offering spacious and contemporary living • Located in the heart of Lechlade • No Onward Chain • Two fabulous shower rooms • Hard wood flooring & new carpets • Solid wood kitchen, quartz tops and Neff appliances • EPC C

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High Street, Lechlade, Gloucestershire, GL7 3AE

Key Features



2

Bedrooms



2

Bathrooms



2

Receptions

About the property

Located in the heart of Lechlade, this Grade II listed home has been converted to the highest of standards and is offered to the market with No Onward Chain.

The property is nestled off the high street and offers spacious and contemporary living. The accommodation comprises of a spacious entrance hallway, with stairs rising to the first floor. To the front of the home is a stunning kitchen/dining room, fitted with a range of units which include a fitted oven, hob, dishwasher, and fridge/freezer, along with a spacious breakfast bar. Finished with the upmost care and attention, the specification boasts hardwood floors, solid wood kitchen, quartz tops, and Neff appliances.

On the first floor, the sitting room has a great feeling of space offered by the large windows and high ceilings and this is mirrored in the adjacent double bedroom. There is a modern bathroom to accompany this bedroom.

The characterful master bedroom, with exposed beams, is located on the second floor and is accompanied by a fabulous shower room.

Amenities

Lechlade is a small historic Cotswold market town on the River Thames. It is on the borders of Gloucestershire, Oxfordshire and Wiltshire. It has a population now of over 3000. There are several independent shops, a Co-op with petrol station, a Londis supermarket, a church by the market square, two award winning coffee shops, several pubs, a butcher/deli an excellent doctors surgery, primary school and library. In addition a new Town Hall around which centre many activities. There are also many excellent restaurants in the area. There is a thriving tourist trade in the summer when the Thames is busy with narrow and small boats and offers water sports.

Lechlade also provides access to the Cotswold Water Park which offers various activities

including sailing, canoeing and swimming.

There is fishing in the river and lakes, and wonderful country walks in the surrounding Cotswold countryside. The town is a good staging post for visitors to the Cotswolds and the historic towns of Oxford, Cirencester, Burford and Cheltenham. Good commuting lines via train from Oxford/Swindon and easy access to the M5.

Directions

In the centre of Lechlade at the 3 way traffic lights, the development is to the right of The Crown Pub behind the green gate doors.

Services & Tenure

A lease for 999 years commencing first January 2023 with a ground rent of one peppercorn.

A service charge will be paid to a residents management company to cover repair and maintenance of the main structure of the building and the common parts to include the accessway.

The management company will own the freehold of the site and will be handed over to the residents following the sale of the last plot on the development.

Local Authority

Cotswold District Council

Council Tax Band: Not Yet Available

Our reference

FAR/NH/LH/RN/30082023

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

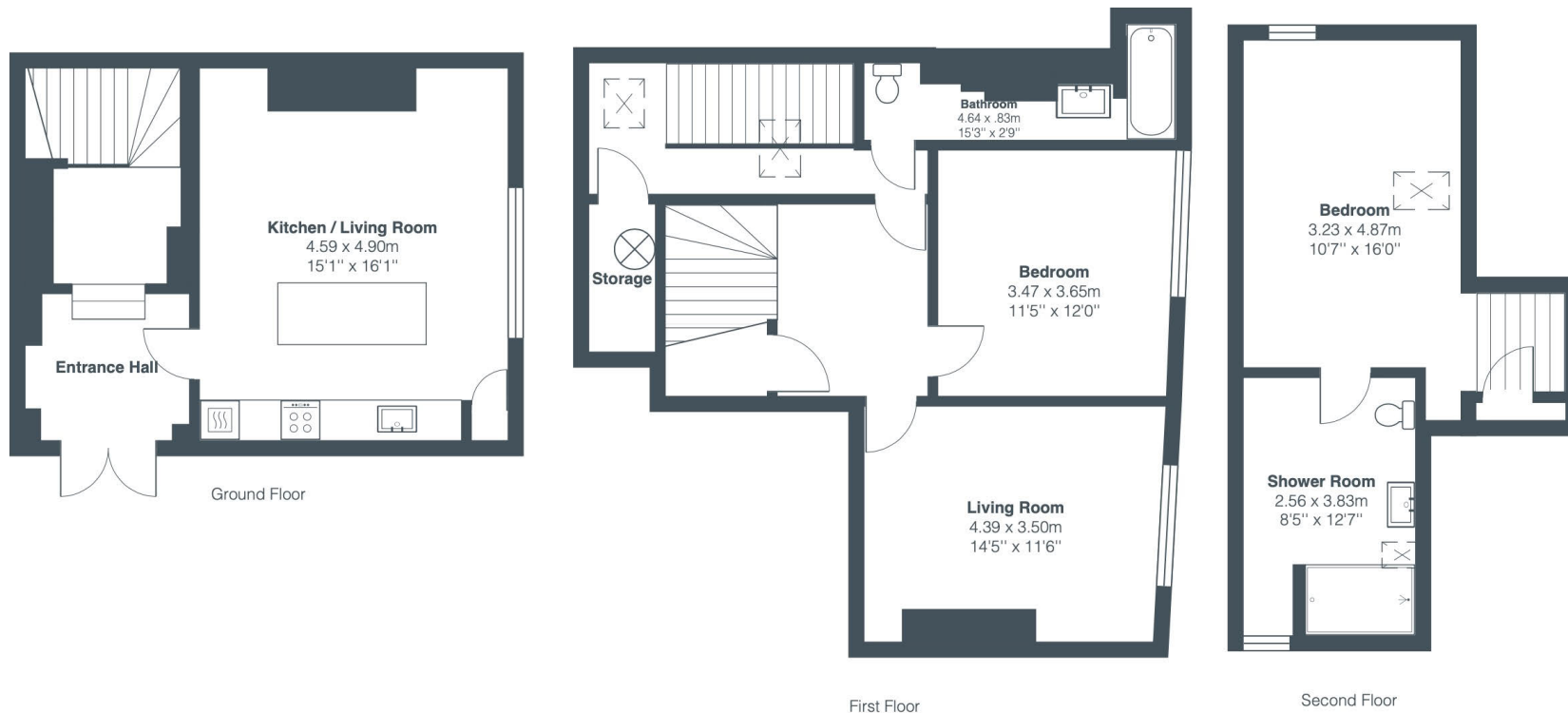
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Total Area: 125.2 m² ... 1348 ft²

All measurements are approximate and for display purposes only

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PROPERTY MADE PERSONAL

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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.

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