

# 24 ROMAN WAY

LECHLADE, GLOUCESTERSHIRE GL7 3BP

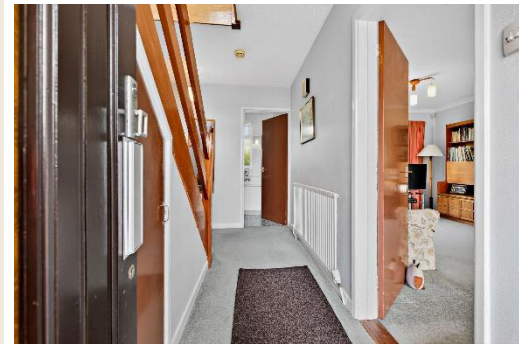


MOORE ALLEN  
& INNOCENT

24 ROMAN WAY  
LECHLADE  
GLOUCESTERSHIRE  
GL7 3BP

A greatly extended house, offering a wealth of accommodation, set in sizeable grounds in the delightful riverside town of Lechlade.

- Extended detached house
- Three reception rooms
- Six Bedrooms
- Three Bathrooms
- Double Garage & parking
- Mature gardens
- No onward chain
- GIFA 224.9 sq. m (2,420 sq. ft)



OFFERS ARE INVITED  
FOR THE FREEHOLD  
IN EXCESS OF  
£650,000

## LOCATION

Lechlade is located on the further most navigational point of the River Thames bordering three counties. It is a charming historic Cotswold market town boasting a vibrant community. The town offers a wealth of reputable day to day amenities to include a popular primary school, convenience stores, butchers, modern medical centre, dentists, numerous public houses, and restaurants. Its proximity to the River Thames affords aquatic pastimes and splendid walks.

## COMMUNICATION

Swindon station c.16 miles – Paddington 59 minutes  
 Cirencester c.13 miles | Burford c.8 miles  
 Oxford c.25 miles | Cheltenham c.30 miles  
 M4 Junction J15 c.14 miles | Bristol c.55 miles

## PROPERTY INFORMATION

Roman Way forms part of an established development of detached houses and bungalows situated to the north of the town's Market Place. Number 24 comprises a detached house that has been traditionally constructed of reconstituted stone elevations set beneath a pitched interlapping tiled roof. Built by Chick Homes in the late 1960's it was subject to a latter extension in 1975 providing further accommodation over the garage and to the rear. The property occupies a prime position upon this low-density development with sizeable grounds.

This extensive house now offers very flexible accommodation for either large families, blended families or mixed generation living. The layout currently offers entrance hall with stairs rising to first floor, access to two reception rooms, kitchen and cloakroom. The generous proportioned sitting room enjoys a dual aspect with sliding patio doors to garden and central fireplace. There are two further reception rooms forming a family room and separate dining room. The kitchen is fitted with a range of base and wall mounted units incorporating domestic appliances, window to rear and archway to dining room. The ground floor further encompasses an enviable sized utility room, perfect for large families, with access to the integral garage and rear garden (via lobby).

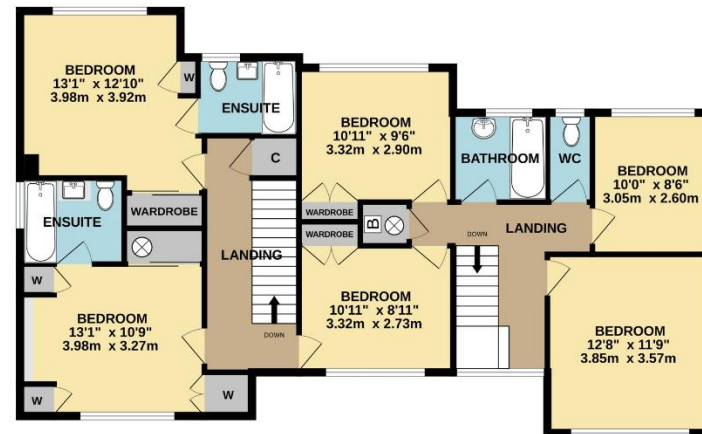
24 Roman Way has an extensive first floor that currently provides a principal bedroom with en suite facilities, the guest room which also has facilities, there are four further bedrooms all that can comfortably accommodate double beds. A family bathroom with separate cloakroom completes the layout.

To the outside, the herringbone bricked driveway affords ample parking. Side access leads to the mature and private gardens. A particular attraction to this low-density development are the generous sized gardens. A private garden with established planting. The property would benefit from modernisation.

GROUND FLOOR  
 1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR  
 1149 sq.ft. (106.8 sq.m.) approx.



FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA : 2420 sq.ft. (224.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026





## DIRECTIONS

From the Agent's Lechlade office proceed north on Burford Road, take the second left into Hambidge Lane. Take the first right into Roman Way and the property will be seen on your right.

## GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'G' charges 2026/27 £4,052.32. All main services connected. Cotswold District Council (01285) 623000. EPC Band 'E' (50). Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk) .

Burford Street, Lechlade, Gloucestershire, GL7  
3AJ  
01367 252544 lechalde@mooreallen.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016