

28 Hambidge Lane

LECHLADE, GLOUCESTERSHIRE GL7 3BX



MOORE ALLEN
& INNOCENT

28 Hambidge Lane

Lechlade

Gloucestershire

GL7 3BX

A handsome detached house, occupying a non-estate location enjoying an open-plan layout with spacious gardens.

- Mature detached house
- Replacement windows
- Gas fired heating
- Extensive open-plan Kitchen
- Two large reception rooms
- Four double bedrooms,
- Two bathrooms
- Private gardens
- Ample parking & Garaging
- GIFA 154 sq. m (1,658 sq. ft)



Offers are invited
for the freehold
in the region of
£630,000

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

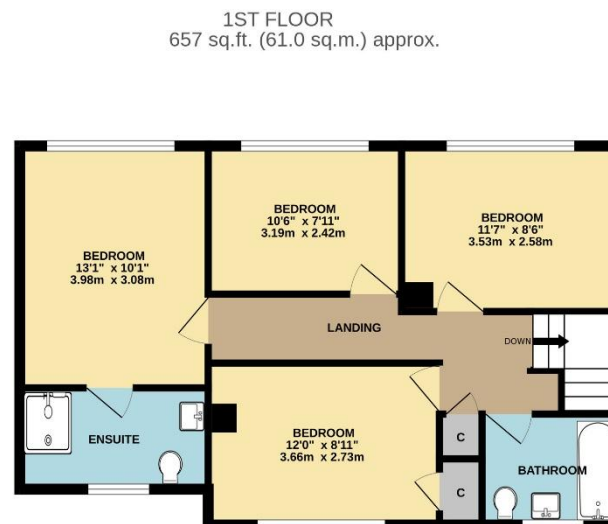
Property Information

Hambidge Lane is situated to the north of the town's Market Place. Number 28 represents a fine detached house built by Chick Homes in the 1960's and has been traditionally constructed of reconstituted stone elevations set beneath a pitched interlapping tiled roof.

The property is beautifully presented throughout and offers spacious accommodation displayed over two floors. The front door opens into a generous sized entrance hall, wood parquet flooring and stairwell to first floor, cloakroom off. The sitting room is well lit by a large window to the front elevation, central chimney breast and connecting door into the magnificent open plan live-in kitchen. The kitchen is well appointed with a good selection of base and wall mounted units, central island for breakfast dining, dual aspect, with door to the rear garden. The spacious dining area with ample space for soft seating is Velux ceiling lights, window and glazed doors to rear. To the first floor the house offers four bedrooms each of double proportion, en-suite shower with WC to the principal bedroom and family bathroom.

The house is set well back from the road with a good-sized driveway affording ample parking. An integral garage. The mature gardens are well tended and reflect a mixture of established planting, water feature and terrace set around lawns. Garden store.

28 Hambidge Lane is the perfect family home or early retirement. Its proximity to local amenities, next to the school bus stop and set away from the main roads makes this much sought after. An internal inspection is highly recommended.



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA : 1658sq.ft. (154.0 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.
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Directions

From the Agent's Lechlade office proceed north on Burford Road, take the second left into Hambidge Lane. Passing Roman Way on your right, Number 28 will be seen a short distance along on the right.

General Information

The property is freehold offering vacant possession upon completion. Council Tax Band 'E' charges 2025/26 £2,810.32. All main services connected. Cotswold District Council (01285) 623000. EPC Band 'C' (70). Broadband & Mobile signal checker via www.ofcom.org.uk.



Burford Street, Lechlade, Gloucestershire, GL7 3AJ
01267 252544 lechlade@mooreallen.co.uk



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