

79 Perrinsfield

LECHLADE, GLOUCESTERSHIRE GL7 3SD



MOORE ALLEN
& INNOCENT

79 Perrinsfield
Lechlade
Gloucestershire
GL7 3SD

A substantial and highly efficient house with 'A' energy performance rating. Six bedrooms and spacious gardens backing onto a nature reserve.

- Extensive accommodation
- Four reception rooms
- Fabulous garden room
- Ground floor suite
- Five further Bedrooms
- Three bathrooms
- Private Gardens
- EPC rating A (97)
- Solar panels and Battery
- GIFA 229 sq m (2,473 sq ft)
- Viewing Highly Recommended

Guide Price
£860,000
Freehold



Location

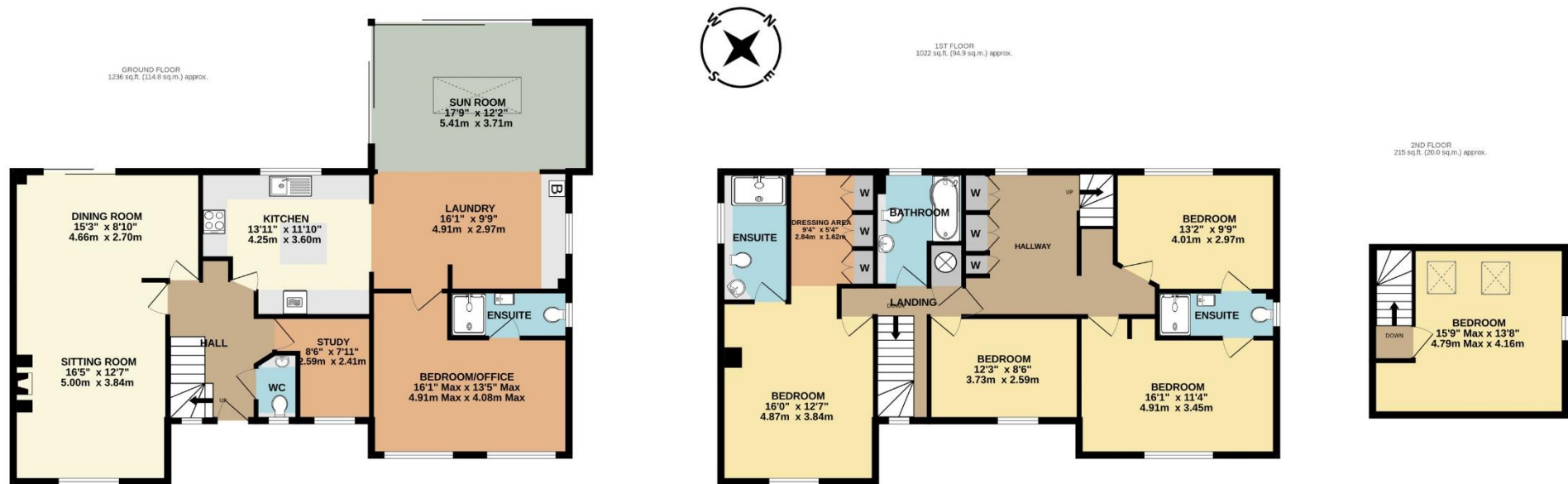
Lechlade is located on the further most navigational point of the river Thames bordering three counties. It is a charming historic Cotswold market town boasting a vibrant community. The town offers a wealth of reputable day to day amenities to include a popular primary school, convenience stores, butchers,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

Property Information

Perrinsfield comprises a cul-de-sac development situated on the northern edge of Lechlade. The development was completed in the early 1990's designed and constructed by Westbury Homes. Number 79 occupies one of the best positions upon the development offering large gardens that back onto a nature reserve. The house has been traditionally constructed of reconstituted stone elevations set beneath a pitched interlapping double Roman style roof and benefits from sealed double glazed casement windows. It has been the subject of a substantial extension and now provides a fabulous home that encompasses three living areas, six bedrooms to include a ground floor suite.

The layout briefly comprises entrance hall, cloakroom, dual aspect sitting room with central chimney breast housing wood burning stove and separate study. The kitchen is well-appointed to a good selection of base and wall mounted units incorporating domestic appliances and breakfast island. Off the kitchen lies the superb garden room with utility off. This magnificent room has floor to ceiling glass and roof light embracing the private gardens, a stunning sitting area. The ground floor further includes a bedroom suite with shower room off. To the first floor a spacious landing with built-in wardrobes serves access to four double bedrooms, principal with en suite, 'Jack and Jill' bathroom and family bathroom. Stairs rise to the sixth bedroom or home office.

A particular attraction to the property are the grounds. A very generous sized garden lies to the rear with a westerly aspect, offering privacy and rearing onto a nature reserve. 79 Perrinsfield is a unique home occupying this enviable location, it is offered with no onward chain, a viewing is highly recommended.



TOTAL FLOOR AREA : 2473 sq.ft. (229.7 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 town's Market Place, proceed north, on the edge of the town and at the round-about, take the first left the next left into Perrinsfield. On entering take the immediate right and the property will be seen on your right.

General Information

The property is freehold offering vacant possession upon completion. Council Tax Band 'F' charges 2026/27 £3,488.61. All main services connected. Cotswold District Council (01285) 623000. EPC Band 'A' 97. Solar Panels and storage battery. Broadband & Mobile signal checker via www.ofcom.org.uk.

Agents Note

Shared driveway to front. Subject to the usual consents, the property could provide rear vehicular access. Furthermore, consent has been granted for the kitchen to be extended. Further details from the selling agents.



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DISCLAIMER

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