

# 3 HAZELDENE

LECHLADE, GLOUCESTERSHIRE GL7 3EJ



MOORE ALLEN  
& INNOCENT

3 HAZELDENE  
LECHLADE  
GLOUCESTERSHIRE  
GL7 3EJ

A splendid, detached family home set within a small close of just five properties within the popular riverside town of Lechlade.

- Detached house
- Reconstituted stone construction
- Four double bedrooms
- Three reception rooms
- Two bathrooms
- Non-estate location
- South facing rear Garden
- Garage and Parking
- Gross floor area 1,405 sq ft (130.5 sq m)



GUIDE PRICE  
£585,000  
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 pastimes and splendid walks.

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

## THE PROPERTY

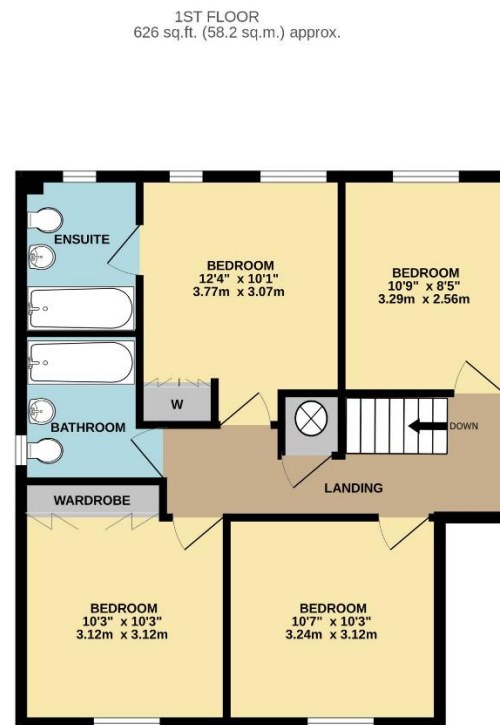
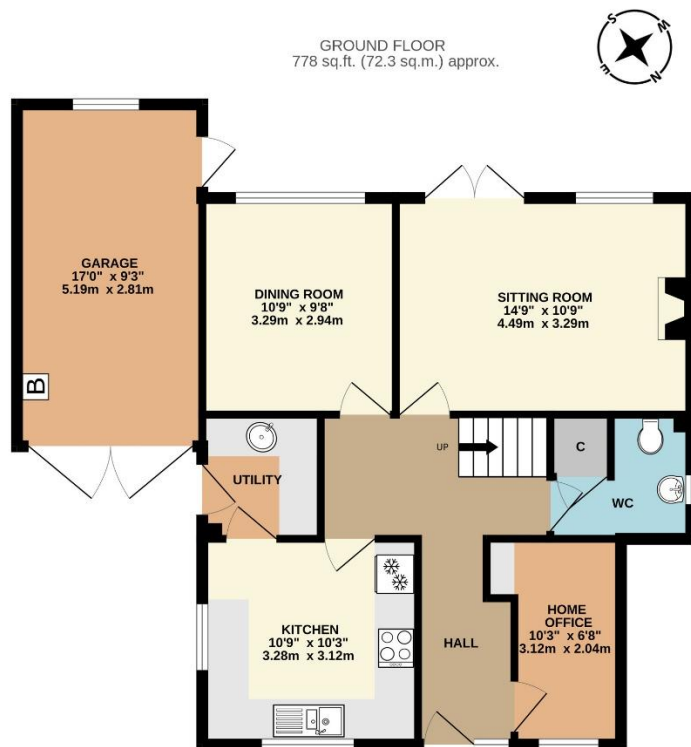
Hazeldene is a small development of just five detached houses that were completed in the mid 1990's by reputable builders Colburn Homes Ltd. Number 3 comprises a detached home that has been traditionally constructed of reconstituted stone elevations set beneath a pitched conservation tiled roof. It has the comfort of replacement Upvc windows, and a comprehensive gas fired boiler that powers the domestic hot water and heating systems.

The house is immaculately presented throughout. The accommodation currently provides front door leading into the entrance hall with stairs rising to first floor. Off the hall lies the cloakroom, access to receptions rooms and kitchen. The well appointed kitchen offers a good selection of base and wall mounted units incorporating domestic appliances with door off to the utility room.

The sitting room features an open fireplace, window and glazed door leading into the rear garden. Separately the house offers dining room and office. To the first floor 3 Hazeldene provides four bedrooms, each of good proportion with en suite facility to the principal and family bathroom.

To the outside, the house is approached onto a gravelled driveway leading to the single garage. Parking for 3 cars. Gated pedestrian access leads into the rear garden. This private haven enjoys a southerly aspect with paved terrace onto lawns.

3 Hazeldene is an individual home set within this small close convenient for the town's amenities. It is beautifully presented; an internal viewing is highly recommended.



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA: 1405 sq.ft. (130.5 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



## GENERAL INFORMATION

The property is Freehold offering vacant possession upon completion.

It has been placed into Band 'E' for Council tax purposes, charges 2026/27 £2,951.90. EPC Band 'D' (68).

Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)

All main services are connected.

Local Authority – Cotswold District Council, Trinity Road, Cirencester.

## DIRECTIONS

From the Agents Lechlade office proceed north (Burford direction), continue pass the left turning to Hambidge Lane, Hazeldene will be seen a short distance along on your left. Entering the Close and the property will be seen on your left.



Burford Street, Lechlade, Gloucestershire, GL7 3AJ

01367 252541 [lechlade@mooreallen.co.uk](mailto:lechlade@mooreallen.co.uk)

