

# 14 Katherines Walk

LECHLADE, GLOUCESTERSHIRE GL7 3DA



MOORE ALLEN  
& INNOCENT

## 14 Katherines Walk

Lechlade  
Gloucestershire  
GL7 3DA

Occupying an enviable position convenient to amenities whilst boasting views over parkland lies this immaculate detached three bedroom home.

- Detached house
- Replacement windows
- Gas fired heating
- Outstanding Kitchen
- Open plan living
- Home office
- Three double bedrooms, two bathrooms
- Private landscaped gardens
- Ample parking & Garaging
- GIFA 166.4 sq. m (1,794 sq. ft)



Offers are invited  
for the freehold  
in the region of  
£675,000

## 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

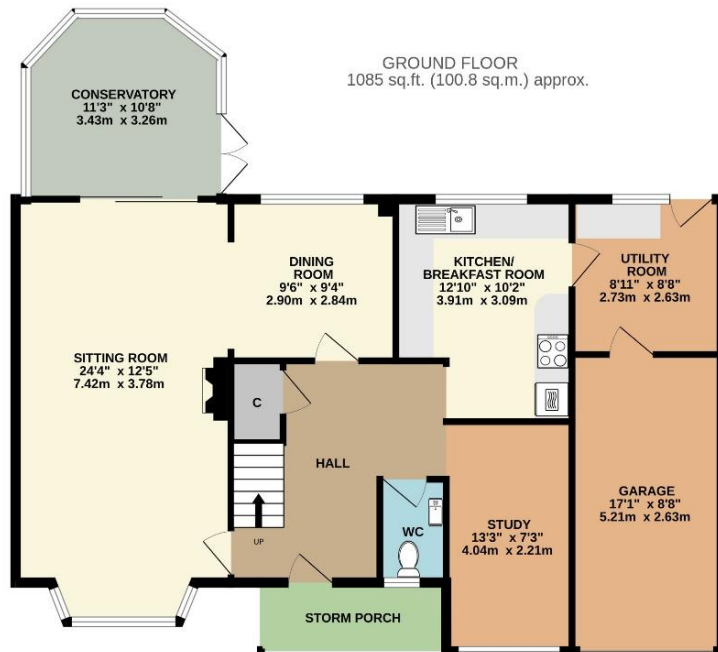
## Property Information

Katherines Walk lies upon 'The Park' a low-density development of mostly detached houses quietly nestled away from main roads yet within easy walking distance of the town's primary school, Market Place with amenities and riverside walks. No 14 comprises a detached house that was built in the 1970's of traditional reconstituted stone construction. This spacious home was the subject of first floor alterations converting from four bedrooms into three large double bedrooms and two bathrooms.

The accommodation now briefly provides entrance hall that has stairwell leading to first floor doors to three reception rooms, cloakroom and Kitchen. The sitting room is a large and well-lit room with dual aspect, window to front and doors to the garden room with views over the gardens and beyond. Off lies the dining room. There is a sizeable home office or third reception room. The kitchen is well-appointed with a good selection of fitted units incorporating domestic appliances, door off to the utility room with access to the garage and rear gardens. To the first floor the house provides three large double bedrooms, two with built-in wardrobes, en suite shower room and modern family bathroom.

A major attraction to this handsome home is its location, sat on the edge of the development with gardens backing onto parkland and views of the town's cricket ground beyond. To the front of the property is an open plan garden laid to lawn and wide gravelled driveway affording ample parking. Single garage. Gated side pedestrian access leads to the rear garden. With paved terrace stepping onto lawns, established planting and all enjoying a south easterly aspect.

14 Katherines Walk is perfectly located for tranquility yet within striking distance of amenities. The property is beautifully presented and offers the perfect home for family or retirement. A viewing is highly recommended.



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA : 1791 sq.ft. (166.4 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 first right into St Lawrence Road, Katherines Walk is the second left and No 14 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 'D' (68). Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk).



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