

The Cottage

LECHLADE, GLOUCESTERSHIRE



MOORE ALLEN
& INNOCENT

The Cottage

Burford Street, Lechlade
Gloucestershire
GL7 3AR

An enchanting early C17 Grade II listed Cotswold stone cottage, full of character and charm, set in the heart of the popular riverside town of Lechlade-on-Thames, just moments from the Thames Path and excellent local amenities.

- Middle of terrace cottage
- Traditional stone construction
- Sitting room with open fireplace
- Open plan kitchen breakfast dining
- Further reception room
- Three Bedrooms and two bathrooms
- Large private garden
- Wooden outbuilding
- Offered with no onward sale
- GIFA 105.6 sq m (1,137 sq ft)

Offers are invited
for the freehold
in the region of
£450,000



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.

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

The Cottage is a charming home located within the heart of the town. It was Listed in 1952 as being a property of architectural interest. The front elevation is believed to be 18th Century that affronts an earlier cottage possibly dating back to the 17th Century.

If you seek a cottage with character, then this property will appeal. The sitting room has an open plan stairwell, quarter landing with oak balustrade, splendid fireplace with cut stone surround, exposed ceiling beam and window to front. The newly fitted kitchen offers a good selection of base and wall mounted units, former fireplace, ample space for breakfast dining and large window plus half glazed door to rear. Door leading into the study or occasional bedroom with newly appointed wet room.

The spacious first-floor landing sets the scene with exposed timber floors. Access to a generous sized loft space offering potential, subject to the usual consents. There are three bedrooms each with their own character, shower room with WC and featuring a circular window to rear.

The garden is quite a haven. Set to the rear of the cottage lies an extensive gravelled terrace with steps leading onto the lawn and timber decked patio. The private gardens are shaded by a mixture of established trees and mature planting. Sited within the garden is a large timber constructed studio that offers great potential.

The Cottage is delightful, sold with no onward chain. Call to view.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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 is given as to their operability or efficiency can be given.
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