

# 7 BRIARY ROAD

LECHLADE, GLOUCESTERSHIRE GL7 3DD



MOORE ALLEN  
& INNOCENT

7 BRIARY ROAD  
LECHLADE  
GLOUCESTERSHIRE  
GL7 3DD

Nestled within a cul-de-sac away from all main roads yet convenient for the town's amenities lies this detached three bedroomed bungalow.

- Detached bungalow
- Three bedrooms
- Open plan living room
- Fitted kitchen
- South facing garden
- Double Garaging and Parking
- No onward chain
- GIFA 114 sq. m (1,231 sq. ft) includes garage.



OFFERS ARE INVITED  
FOR THE FREEHOLD  
IN THE REGION OF  
£545,000



## 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

Briary Road forms part of an established cul-de-sac development of detached houses and bungalows situated to the north of the town's Market Place. Number 7 comprises a spacious detached bungalow of traditional reconstituted stone construction set beneath a pitched interlapping tiled roof. Built in the 1980's, the property lies within a peaceful small cul-de-sac set upon this low-density development with private south facing rear garden.

The property is presented in good decorative order and briefly comprises front door opening into the entrance hall with cloakroom off. The dual-aspect living room lies to the front of the property and offers ample space for both sitting and dining. The kitchen is appointed with a good selection of base and wall mounted units with built-in appliances, door to side.

This well-proportioned bungalow offers three bedrooms, two of double proportion and shower room with WC.

To the outside, a driveway allowing parking for four cars leads to the attached double garage. Pedestrian access leads to the side of the property into the rear garden. With a southerly aspect, the rear garden reflects hard landscaping with established planting. Pedestrian door to garage/

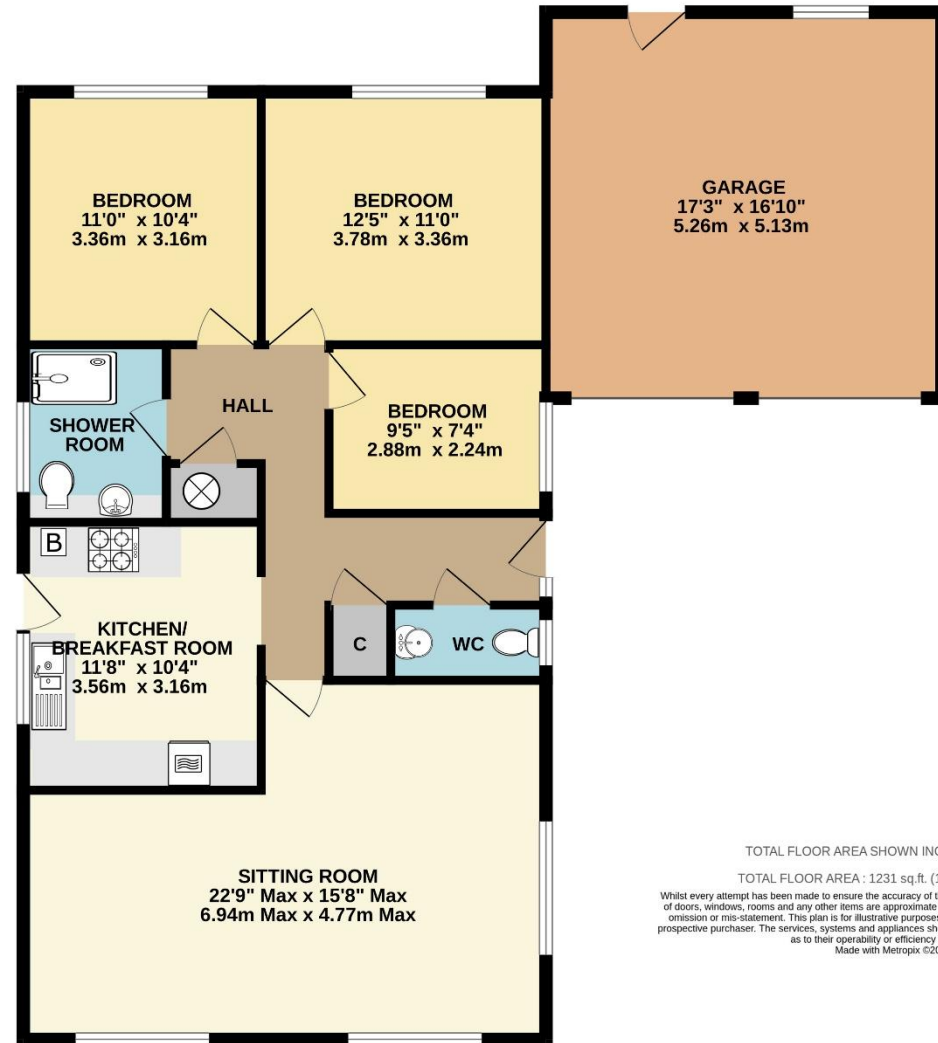
A charming bungalow is an established development, offered with no onward chain, internal inspection highly recommended.

## DIRECTIONS

From the Agent's Lechlade office proceed north on Burford Road, take the second left into Hambidge Lane. Take the second right into Roman Way, then third left into Briary Road and the property will be seen on your left.



GROUND FLOOR  
1231 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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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## GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'E' charges 2026/27 £2,951.90. All main services connected. Cotswold District Council (01285) 623000. EPC Band 'C' (72). Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk).



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