

2 KATHERINE'S WALK

LECHLADE, GLOUCESTERSHIRE GL7 3DA



MOORE ALLEN
& INNOCENT

2 KATHERINE'S WALK
LECHLADE
GLOUCESTERSHIRE
GL7 3DA

Quietly located within this mature cul-de-sac development, set nearby to amenities yet away from main roads lies this handsome detached family home.

- Detached house
- Replacement windows
- Gas fired heating
- Two reception rooms
- Conservatory
- Four bedrooms, two bathrooms
- Private gardens
- Ample parking & Double garaging
- GIFA 143.8 sq. m (1,548 sq. ft)

OFFERS ARE INVITED
FOR THE FREEHOLD
IN THE REGION OF
£750,000



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

Katherine's 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 2 comprises a detached house that was built in the 1970's of traditional reconstituted stone construction. This handsomely designed home offers a Georgian styling with balanced frontage and central porch.

The accommodation now briefly provides entrance hall that has stairwell leading to first floor, lit by an arched window from the middle landing; doors to both reception rooms, cloakroom and kitchen. The sitting room is a large and well-lit room with triple aspect, central chimney breast housing gas fire, low sill window to front and sliding patio door into the conservatory leading into the rear courtyard garden. The kitchen is well-appointed with a good selection of fitted units incorporating domestic appliances, opening into the dining room with window to front. A useful sized utility room with access to garage, front and rear aspect. To the first floor the house provides four bedrooms, two with built-in wardrobes. The principal has an en suite shower room; the family bathroom completes the internal accommodation.

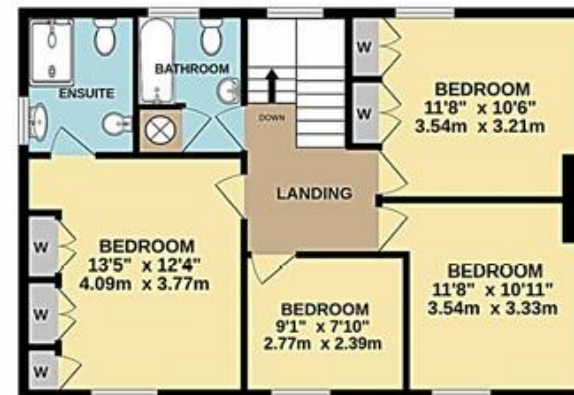
A particular attraction to the house is the outside space and 'leafy' grounds. To the front a double width gravelled driveway providing parking leads to the double garage with electric doors. Privacy to the front is afforded by mature planting. The rear gardens are bound by established hedging and walls, with walkway through to the rear courtyard. Divided into two sections, the hard landscaped terrace, westerly aspect and access into a further parcel of ground to the rear of the garage housing a garden store and greenhouse.

2 Katherine's Walk is a handsome home set in this enviable location. The property is offered with no onward chain, the perfect home for family or retirement. A viewing is highly recommended.

GROUND FLOOR
 876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
 672 sq.ft. (62.4 sq.m.) approx.



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 2 will be seen on your left.

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 'E' (47). Broadband & Mobile signal checker via www.ofcom.org.uk.



Burford Street, Lechlade,
Gloucestershire, GL7 3AJ
01367 252541 lechlade@mooreallen.co.uk



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