



SWANSFIELD, LECHLADE  
GUIDE PRICE £260,000

MOORE ALLEN  
& INNOCENT

# 7 SWANSFIELD, LECHLADE, GLOUCESTERSHIRE GL7 3SF.

Offered with no onward chain, lies this well-presented middle of terrace two-bedroom modern home with garage.

## LOCATION

Lechlade is a vibrant Cotswold market town located upon the upper reaches of the River Thames. The town boasts a strong community and enjoys an excellent range of day-to-day amenities to include convenience stores, butcher/greengrocers, post office, modern medical practice, popular primary school, restaurants, public houses and garage.

Set on the borders of three counties, the town is well located for access to major centres, Swindon to the south less than 10 miles with a mainline railway station to London (Paddington 59 minutes), Oxford c.24 miles and Cirencester c.13 miles. Communication, M4 j.15 c.13 miles, M40 j.9 c.31 miles, M5 j.11a c.27 miles.

## THE PROPERTY

Swansfield was built by Westbury Homes in about 1990. The cul de sac development reflects a mix of two-, three- and four-bedroom homes. Number 7 comprises a middle of terrace house traditionally constructed of reconstituted stone elevations beneath a pitched concrete tiled roof. It has the benefit of replacement Upvc windows and doors and is heated by means of a comprehensive gas fired boiler.

The accommodation briefly offers entrance lobby with access to the kitchen and door off to the sitting room. Well-appointed, the

kitchen features a good range of base and wall mounted units with built-in low-level oven, hob and extractor over. Plumbing for washing machine and space for upright fridge/freezer. The sitting room has an open plan stairwell with ornate balustrade leading to the first floor and sliding glazed door opening into the enclosed rear garden. To the first floor the house provides two bedrooms, each with built-in wardrobes and modern bathroom with direct feed shower over the bath. An open plan garden lies to the front, rear pedestrian access is granted, the garden is bound by timber fencing with paved terrace onto lawn. Single garage located adjoining the neighbouring property.

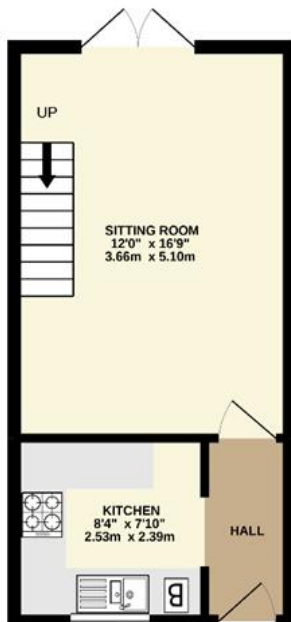
## GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'C' for Council Tax purposes, charges 2025/26 £2,043.86. EPC Band 'C' (77). Local authority – Cotswold District Council (01285) 623000. Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)

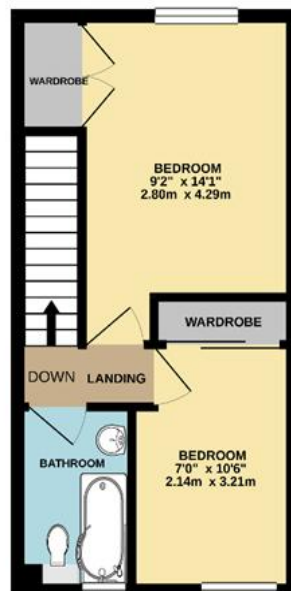
## DIRECTIONS

From the Agent's Lechlade office proceed north on the A361 (Burford direction). At the round-about take the first turning then left into Perrinsfield. Swansfield is the third turn right and the property will be seen a short distance along on your left.

GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



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