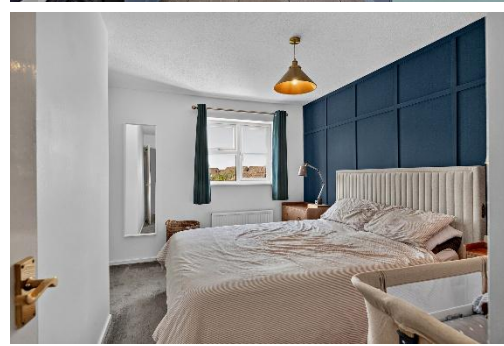
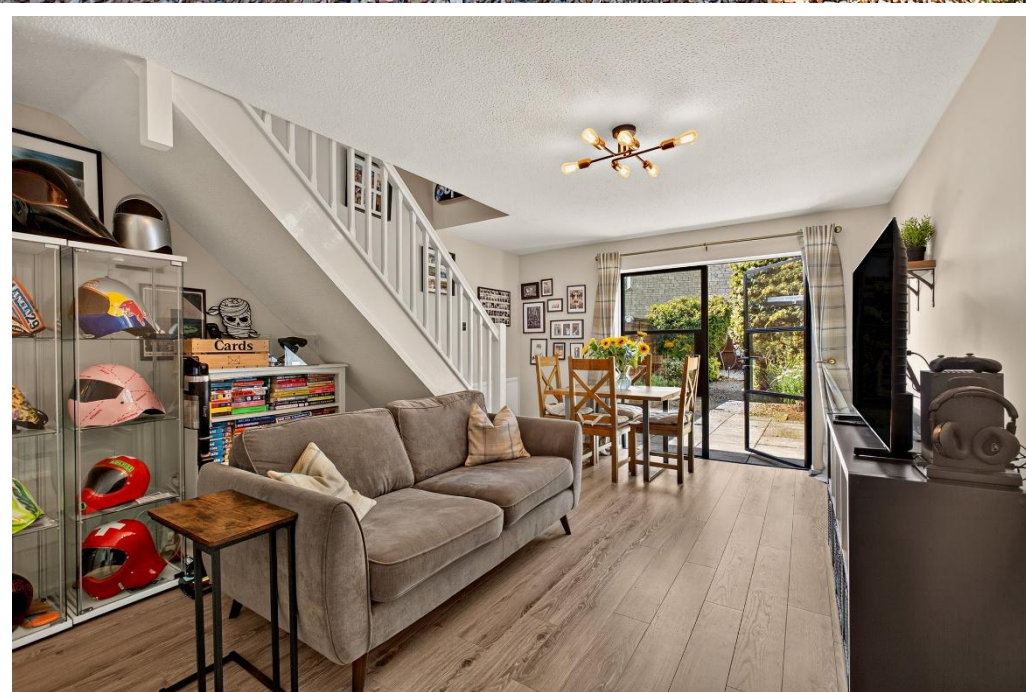




PERRINSFIELD, LECHLADE
GUIDE PRICE £280,000

MOORE ALLEN
& INNOCENT

138 PERRINSFIELD, LECHLADE, GLOUCESTERSHIRE GL7 3SE

A charming home. Set within this riverside town lies this well-presented two bedrooomed mid-terraced house with private sunny rear garden, garage and parking.

Accommodation comprising: Entrance Hall, kitchen, Open-plan Living room, Two Bedrooms & Family Bathroom. Parking and Garage. In all 579 sq ft (53.8 sq m) GIFA.

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

Built by Westbury Homes in the early 1990's, 138 Perrinsfield is centrally located within this popular cul-de-sac development, set on the northern edge of the town. This much improved home has been traditionally constructed of reconstituted stone elevations set beneath a pitched tiled roof and benefits from replacement Upvc windows, with the comfort of a comprehensive gas fired boiler powering the domestic hot water and heating systems.

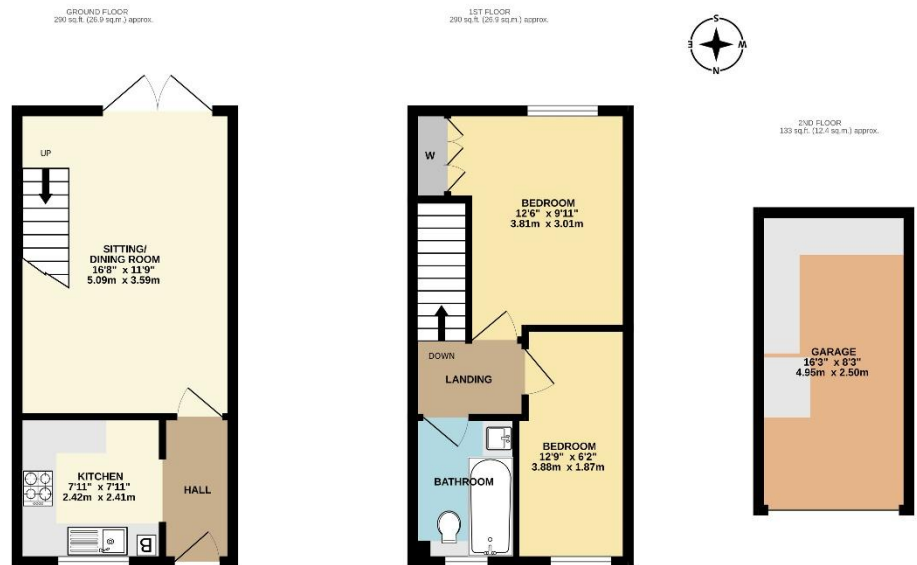
The accommodation briefly offers entrance lobby with access to the kitchen and door off to the sitting room. Well-appointed, the kitchen features a good range of base and wall mounted units with built-in low-level oven, hob and extractor over. Plumbing for washing machine and space for upright fridge/freezer. The sitting room has an open plan stairwell with ornate balustrade leading to the first floor and stylish French doors opening into the enclosed rear south facing garden. To the first floor the house provides two bedrooms, with built-in wardrobes in the main bedroom and bathroom with direct feed shower over the bath. The garden is bound by timber fencing and hard landscaped. 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 £2,146.84. EPC Band 'C' (78). All main services connected. Local authority – Cotswold District Council (01285) 623000. Broadband & Mobile signal checker via www.ofcom.org.uk

DIRECTIONS

Leaving Lechlade to the north, at the roundabout take the first left then left into Perrinsfield. Continue into the development, bearing left then taking the first left and the property will be seen on your right.



TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 579sq.ft. (53.8 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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