

# 2 EAST ALLCOURT

LECHLADE, GLOUCESTERSHIRE GL7 3FB



MOORE ALLEN  
& INNOCENT

2 EAST ALLCOURT  
LECHLADE  
GLOUCESTERSHIRE  
GL7 3FB

The ultimate in retirement living. An idyllic Cotswold stone modern cottage set with this small and intimate development in the peaceful riverside town of Lechlade.

- Middle of terrace cottage
- Cotswold stone construction
- Two double bedrooms
- Three reception rooms
- Two bathrooms
- Charming location
- Gardens
- Garage
- Gross floor area 1124 sq ft (104.4 sq m)



GUIDE PRICE  
£395,000

## 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

## THE PROPERTY

East and West Allcourt is a charming low-density development of retirement cottages mostly constructed of natural stone set within the heart of the town's conservation area and just a short level walk from the Market Place.

The development was completed in about 2001. East Allcourt comprises just nine cottages each with garaging. Number 2 comprises a middle of terrace (of three) with southerly outlook.

The accommodation briefly offers entrance hall with stairs rising to the first floor, cloakroom. The principal reception is of a good proportion with window to front, double doors lead into the dining room with windows to rear aspect and door to kitchen. The kitchen has recently been updated with stylish built-in units incorporating domestic appliances to include an induction hob, door to rear garden. The study completes the ground floor accommodation.

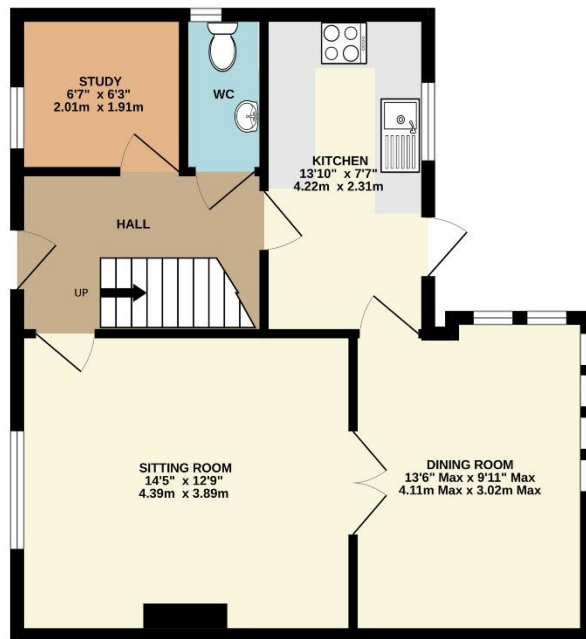
To the first floor, 2 East Allcourt offers a spacious landing that serves two double bedrooms each with built-in furniture, en suite shower room and additional bathroom.

To the outside, the cottage has an open plan frontage with pedestrian access. The rear garden features a paved terrace opening onto lawns and established planting.

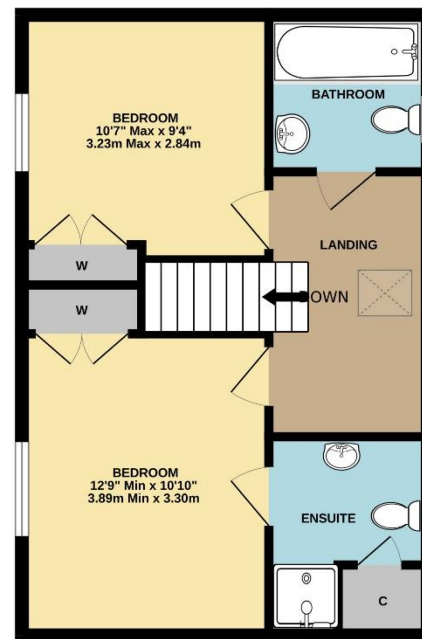
Set with a block to the front lies the spacious single garage with power and lighting.

2 East Allcourt lies to the rear of this small development, quietly situated away from roads. An internal inspection is highly recommended and can be arranged through the selling agents.

GROUND FLOOR  
 544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
 452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1124sq.ft. (104.4 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 Leasehold with a term of 999 years commencing from 24<sup>th</sup> March 1984. Age restriction over 55. The development is managed by Cognatum Estates Limited with an annual management fee of £6,684. This fee includes the cost of the communal facilities, external decoration, buildings insurance, management charges and a sinking fund.

It has been placed into Band 'F' for Council tax purposes, charges 2026/27 £3,488.61. EPC Band 'D' (66). Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk) All main services with the exception of Gas are connected. Newly updated electric heating to ground floor and landing. Local Authority – Cotswold District Council, Trinity Road, Cirencester.



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