



PERRINSFIELD, LECHLADE
GUIDE PRICE £500,000

MOORE ALLEN
& INNOCENT

123 PERRINSFIELD, LECHLADE, GLOUCESTERSHIRE GL7 3SE

An outstanding home affording plentiful accommodation, beautifully displayed over three floors, situated within a cul-de-sac upon this popular residential development within the riverside town of Lechlade.

Entrance hall, cloakroom, sitting room with wood burning stove, dining area off fitted kitchen, playroom and workshop, Four bedrooms, en suite, second en suite cloakroom, family bathroom, loft conversion study.

Parking for three cars. In all 1,460 sq ft (135.7 sq m). Buy now - No onward chain.

LOCATION

Lechlade is a vibrant Cotswold market town located upon the upper reaches of the River Thames. The town boast 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, 123 Perrinsfield is centrally located within this popular cul-de-sac development, set on the northern edge of the town. This much improved and extended house 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.

This very attractive home provides entrance hall with stairwell to first floor, spacious sitting room with a stylish freestanding wood burning stove, access to the open plan kitchen with a good range of units, integral domestic appliances, peninsular breakfast bar, dining area and access to rear garden. The former garage is now a sizeable playroom with drop down ladder to void above providing office space. To the rear lies a spacious workshop or potential reception space.

To the first floor the house offers three bedrooms, two with built-in wardrobes, an en suite shower room and modern family bathroom. Stairs rise off the landing to a further double bedroom with en suite providing wash hand basin and WC.

To the front the house the property offers parking for three cars. The rear garden has side pedestrian access, enclosed by close board fencing, two paved terraces and established planting.

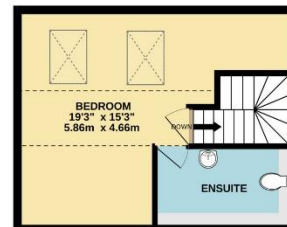
A charming home offering over 1,460 square feet of well-presented accommodation. No onward chain, viewing highly recommended.

GENERAL INFORMATION

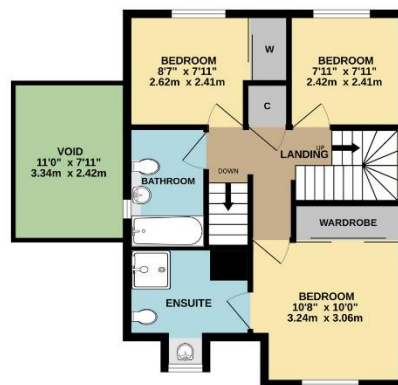
The property is freehold offering vacant possession upon completion. Council Tax Band 'E' for Council Tax purposes, charges 2024/25 £2,684.41. EPC Band 'C' (69). Local authority – Cotswold District Council (01285) 623000. Broadband & Mobile signal checker via www.ofcom.org.uk

DIRECTIONS

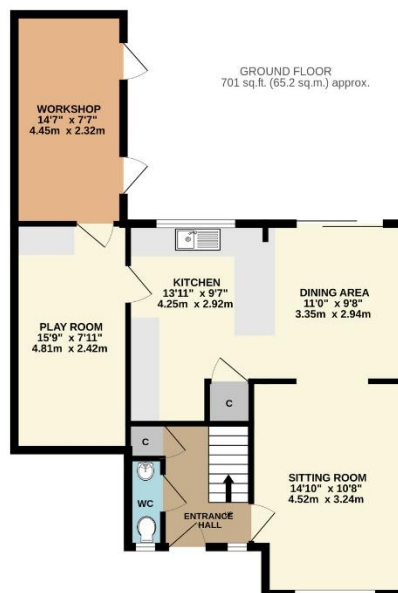
Leaving Lechlade to the north, at the roundabout take the first left then left into Perrinsfield. Continue into the development, bearing left then taking the first left. Enter the cul-de-sac on your right and the property will be seen on your left.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 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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