

1 MEADOW VIEW

LECHLADE, GLOUCESTERSHIRE GL7 3ER



MOORE ALLEN
& INNOCENT

1 MEADOW VIEW
LECHLADE
GLOUCESTERSHIRE
GL7 3ER

An exceptionally well-presented family home, occupying a non-estate location within a cul-de-sac of just three dwelling, completed in 2021.

- Detached stone built house
- Backing onto farmland
- Remainder of 10-year builder's warranty
- 1,561 sq ft (145 sq m)
- Two reception rooms and eat-in kitchen
- Four bedrooms & Two bathrooms
- Garden studio
- Garage and parking

GUIDE PRICE
£695,000
FREEHOLD



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

Meadow View comprises just three individual homes set to the north of the Town's Market Place. Built by Kibswell Homes and completed in early 2021, 1 Meadow View has been traditionally constructed of natural stone elevations set beneath a pitched Marley style clay tiled roof.

This architect designed home is presented in first-class decorative order, recognised for its energy efficiency at Band B and extends to 1,561 sq ft (145 sq m), excluding the outbuildings.

The accommodation is displayed over two floors briefly comprising entrance hall, dual aspect sitting room with central chimney breast, study, well-appointed kitchen with Bosch appliances, ample space for dining and with glazed doors leading onto the terrace. Separate utility room and the cloakroom completes the ground floor layout. The house offers four well-proportioned bedrooms with en suite shower room and family bathroom.

With good frontage affording parking for four medium sized cars, there is a single garage with EV charger, pedestrian gate leads into the rear garden which has been landscaped to provide extensive patio onto lawns. The garden features a detached 'man cave' with power and lighting.

If you are seeking an individual home, beautifully presented within this popular Cotswold riverside town then an internal viewing is highly recommended.



TOTAL FLOOR AREA : 1561sq.ft. (145.0 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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PROPERTY INFORMATION

All main services are connected. Gas fired heating. Council Tax Band 'F', charges 2024/25 £3,172.47. EPC Band 'B' (85). Local Authority: Cotswold District Council (01285) 623000. Broadband & Mobile signal checker via www.ofcom.org.uk Commercial grade mesh network fitted that offers unrivalled Wi-Fi signal to use Wi-Fi calling feature or WhatsApp. Fibre broadband 70-80 Mbps.

DIRECTIONS

From the agents' Lechlade office proceed north on Burford Road for approximately 750 meters and Meadow View will be seen on your right, Number 1 lies on the right within the development.

DISCLAIMER

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