



## The Cottage Sherborne Street, Lechlade, Gloucestershire, GL7 3AN

Asking Price £445,000

- Period town centre cottage
- Stone fireplaces and exposed timbers
- Master bedroom with en suite bathroom
- No onward chain
- No through road setting
- Kitchen/breakfast room
- Additional ground floor shower room
- Sitting/dining room
- Utility area
- Off road parking and garden with a garden room



# The Cottage Sherborne Street, Lechlade, Gloucestershire, GL7 3AN

A delightful period cottage situated in a no through road close to the centre and to riverside walks of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, shower room, sitting/dining room, kitchen/breakfast room, utility, rear lobby, master bedroom with en suite bathroom and bedroom two. Outside are gardens, a garden room and off road parking.

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



### ENTRANCE HALL

Entrance door. Window to front.

### SHOWER ROOM

9'2" x 4'9"

Window to rear. Suite comprising of a shower cubicle, low level WC and wash basin. Radiator.

### SITTING/DINING ROOM

24'5" x 13'7"

Box bay window to front. Two additional windows to the front. Fitted shelving. two Cotswold stone fireplaces. Exposed timbers. Three radiators. Television and telephone points. Wooden staircase to first floor.

### DINING AREA

8'9" x 8'8"

Depending on how the accommodation is arranged, this could provide a dining area.

### KITCHEN/BREAKFAST ROOM

17'1" x 13'7"

Window to side. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Two large built in cupboards, one of which houses the gas boiler providing domestic hot water and central heating. Range of fitted limed oak units. Skylight. Tiled flooring and splashbacks. Range style cooker. Extractor hood. Space and plumbing for dishwasher. Utility space for fridge/freezer. Radiator.

### UTILITY ROOM

5'0" x 4'2"

space and plumbing for washing machine. Space for tumble dryer. Tiled flooring.

### LOBBY

Door to garden. Window to rear. Tiled flooring.

### LANDING

Windows to front and side. Radiator. Exposed timber.

### MASTER BEDROOM

14'2" x 10'6"

Window to front. Television point. Radiator. Loft access. Exposed timbers.

### EN SUITE BATHROOM

10'10" x 6'2"

Window to side. Suite comprising of a panelled bath with mixer tap shower, low level WC and pedestal wash basin. Shaving light and point. Built in cupboard. Radiator. Storage cupboard.

### BEDROOM TWO

16'10" x 12'6"

Window to side. Velux window to rear. Television point. Radiator.

### OUTSIDE

The forecourt is gravelled and provides OFF ROAD PARKING for one car.

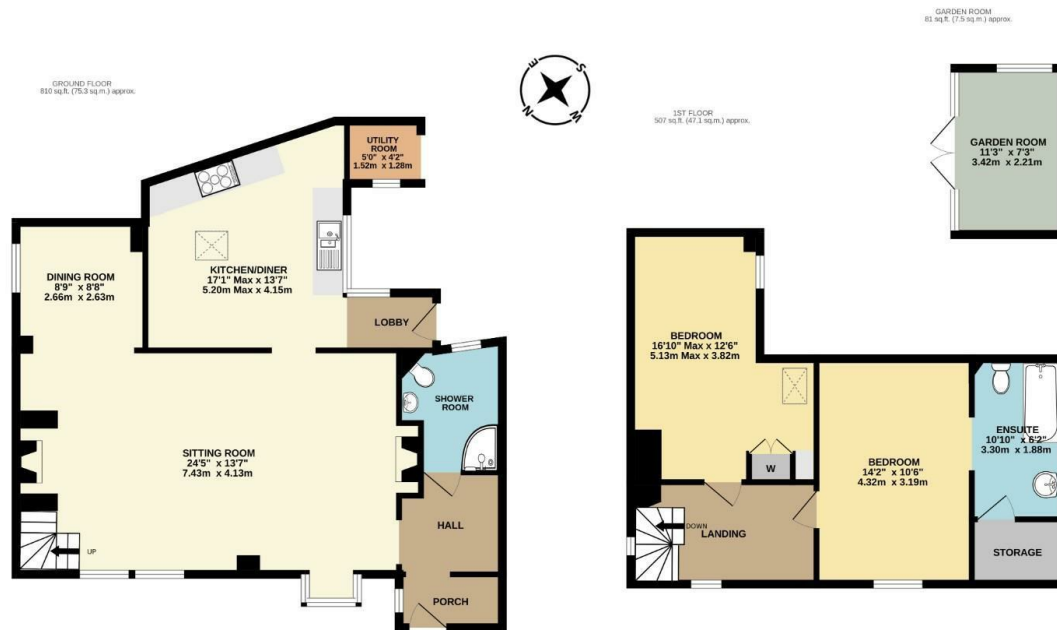
The rear garden is enclosed with a range of flowers and shrubs. Patio.

### GARDEN ROOM

11'3" x 7'3"

### LECHLADE ON THAMES

Lechlade-on-Thames is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.



TOTAL FLOOR AREA: 1318sq.ft. (122.4 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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## Directions

From the Market Place, proceed towards Burford and turn left onto Sherborne Street. The Cottage is just over half way along on the left.

## Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

