



2 The Spinney, Lechlade, Gloucestershire, GL7 3RZ

£1,995 Per Calendar Month

- Extended and remodelled three bedroom attached house
- Open plan kitchen/dining/family room
- Sitting room and conservatory
- Cloakroom
- Refitted bathroom
- Garage and driveway parking
- Gardens

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An extended and remodelled attached house situated in a cul de sac location of the popular Cotswold market town of Lechlade on Thames. The accommodation offers an entrance hall, cloakroom, impressive open plan kitchen/dining/family room, sitting room, conservatory, three bedrooms and a refitted bathroom. Outside are gardens and a garage.

EPC Rating- D. Council Tax Band- D. Heating type – Gas

Current Electric Provider- EDF. Current Gas Provider- EDF. Water Supplier- Thames Water

Length of Tenancy- 12 Months

Deposit- £2,301.92 (5 Weeks Rent)

Holding Fee- £460.38 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: D



ENTRANCE HALL

Entrance door with obscure glazed panel. Window to side with stained glass pattern. Radiator. Wood effect flooring. Staircase to first floor. Understairs cupboard. Coats recess.

CLOAKROOM

Obscure glazed window to front. Suite comprising of a low level WC and vanity unit. Radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

24'0" x 18'2"

Windows to front and rear. Two radiators. One and a half bowl single drainer sink unit with mixer tap inset into a worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Wood effect flooring. Indesit dishwasher. Built in Hotpoint oven. Integrated fridge freezer. Island bar with a five ring Hotpoint gas hob. Integrated recycle bin. Recess for items such as a Hoover/ironing board.

SITTING ROOM

12'10" x 12'1"

Window to side. Patio door to conservatory. Wood effect flooring. Radiator.

CONSERVATORY

9'9" x 7'11"

Sliding patio door to garden.

LANDING

Window to side with stained glass pattern. Roof access.

BEDROOM ONE

13'9" x 9'0"

Window to front. Radiator. Wardrobes.

BEDROOM TWO

13'9" x 8'11"

Window to rear. Radiator.

BEDROOM THREE

9'0" x 6'8"

Window to front. Radiator. Bulk head wardrobe.

BATHROOM

12'11" x 5'7"

Obscure glazed window to rear. Refitted suite comprising of a panelled bath, low level WC and vanity unit. Separate shower cubicle. Ladder radiator. Tiled surrounds and flooring.

OUTSIDE

To the front is a block paved driveway with parking for two cars. The paving extends to the entrance. Gravelled beds with shrubs inset.

The rear garden is enclosed by timber fencing. Laid mainly to lawn with a patio and borders. Outside tap.

GARAGE

16'9" x 14'0"

The main up and over door does not open. Personal doors to front, rear and to the kitchen. Power and lighting. Fridge freezer (this can stay but would not be replaced).

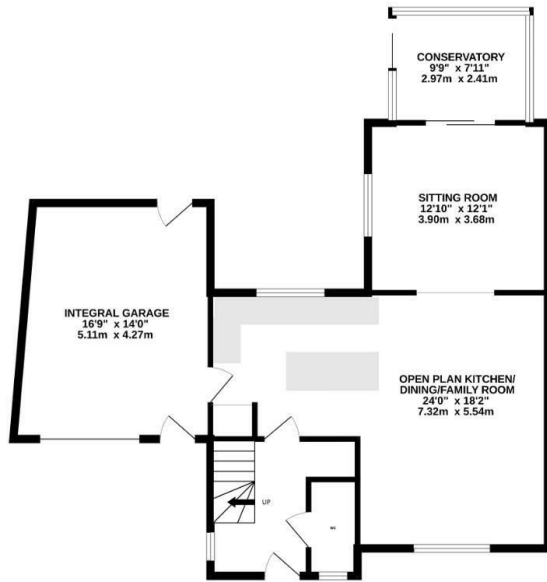
AGENTS' NOTE

We are advised that the bed bases could stay if required. A gardener will be instructed to keep the wisteria in the front trimmed at appropriate times and this would be arranged by appointment. The main garage door does not open.

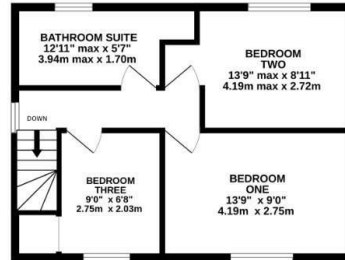
LECHLADE ON THAMES

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.

GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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. Turn left onto Hambidge Lane and left onto Gassons Road, leading into Gassons Way and onto The Spinney.

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		