



## Boundary House, 4 St. Lawrence Road, Lechlade, Gloucestershire,

Price Guide £750,000

- Georgian style four bed detached
- Master bedroom with en suite
- UPDATING REQUIRED
- Two reception rooms and conservatory
- Large gardens
- No onward chain
- Kitchen and utility room. Cloakroom
- Double garage and driveway parking

# Boundary House, 4 St. Lawrence Road, Lechlade, Gloucestershire, GL7 3BZ

A four bedroom Georgian style detached house situated on this popular development in the Cotswold market town of Lechlade on Thames. The property will be found a brief walk to the centre and also to the countryside. Mainly comprising of an entrance hall, cloakroom, sitting room, conservatory, dining room, kitchen, utility room, master bedroom with en suite shower room, three further good sized bedrooms and a bathroom. Outside are large gardens and a double garage.

Additional Information:

Council Tax Band- F

EPC Rating- C

Freehold



Council Tax Band: F



#### PILLARED ENTRANCE PORCH

Outside lights. Entrance door.

#### ENTRANCE HALL

Staircase to first floor. Parquet flooring. Understairs cupboard. Telephone point. Radiator.

#### CLOAKROOM

6'8" x 2'8"

Obscure glazed port hole window to rear. Suite comprising of a low level WC and wall mounted wash basin.

#### SITTING ROOM

21'0" x 14'6"

Window to front. Sliding doors to conservatory. Cotswold stone fireplace with gas fire. Note that this was capped off for safety of the occupant. Television point. Two radiators.

#### CONSERVATORY

15'11" x 10'6"

Of double glazed timber construction on a brick base. Double doors to garden. Radiator.

#### DINING ROOM

12'3" x 9'6"

Window to front. Radiator. Service hatch.

#### KITCHEN

12'3" x 11'5"

Two windows to the side and one to rear. Double drainer stainless steel sink unit with mixer tap inset and cupboard below. Further fitted wall and base units. Space and plumbing for a dishwasher. Further utility space. Wall mounted British Gas boiler for domestic hot water and central heating. Built in pantry.

#### UTILITY ROOM

13'8" x 6'5

Half obscure glazed doors to the driveway and to the garden. Personal door to garage. Single drainer stainless steel sink unit with cupboard below. Further wall units. Space and plumbing for automatic washing machine. Further utility space. Meter cupboard.

#### LANDING

Return staircase from the hallway with a large arched window at mezzanine level. Views across the garden and towards the cricket club. Access to the loft via a drop down ladder.

#### MASTER BEDROOM

12'8" x 12'3"

Window to front. Wall to wall fitted wardrobes. Radiator.

#### EN SUITE SHOWER ROOM

8'5" x 5'4"

Obscure glazed window to side. Suite comprising of an oversized shower cubicle, low level WC and pedestal wash basin. Shaving point. Radiator.

#### BEDROOM TWO

12x6" x 9'10"

Window to rear with views towards the cricket club. Built in double wardrobe with additional shelving. Radiator.

#### BEDROOM THREE

12'6" x 11'2"

Window to front. Radiator.

#### BEDROOM FOUR

10'4" x 8'2"

Window to front. Radiator.

#### BATHROOM

8'4" x 7'4"

Obscure glazed window to rear. Suite comprising of a corner bath, low level WC and pedestal wash basin. Radiator. Shaving point. Built in airing cupboard.

#### DOUBLE GARAGE

18'4" x 17'7"

Two up and over doors. Personal doors to the garden and to the utility room. Part boarded loft. Power and lighting.

#### OUTSIDE

To the front, a gravel driveway leads to the garage and could provide parking for six cars. A pathway extends to the entrance. Laid to lawn with mature flower and shrub borders.

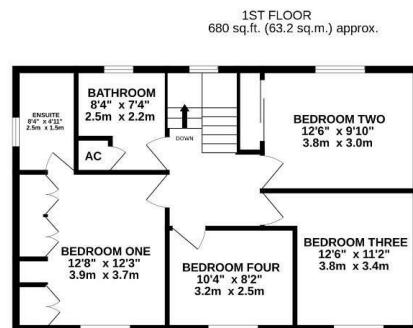
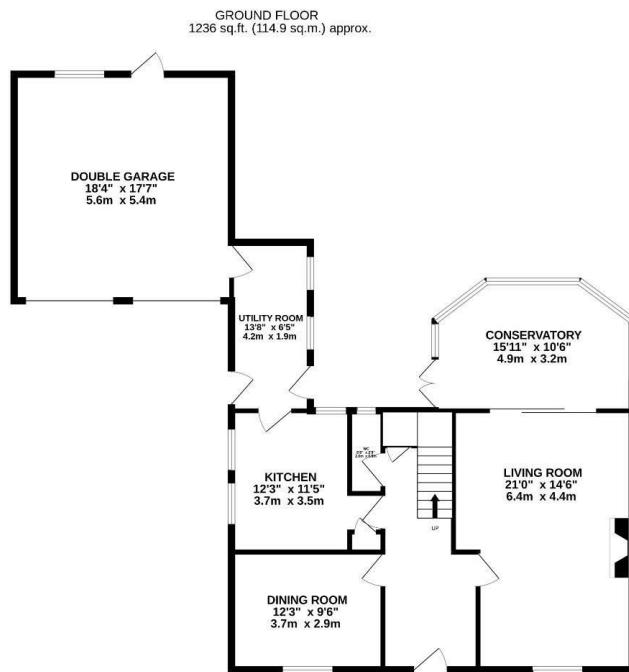
The rear garden is enclosed by timber fencing and is easterly facing. Laid mainly to lawn with mature flower and shrub beds and borders. Two patio areas. Outside tap. Side pedestrian gate. Greenhouse. Hardstanding from a former greenhouse.

#### AGENTS' NOTE

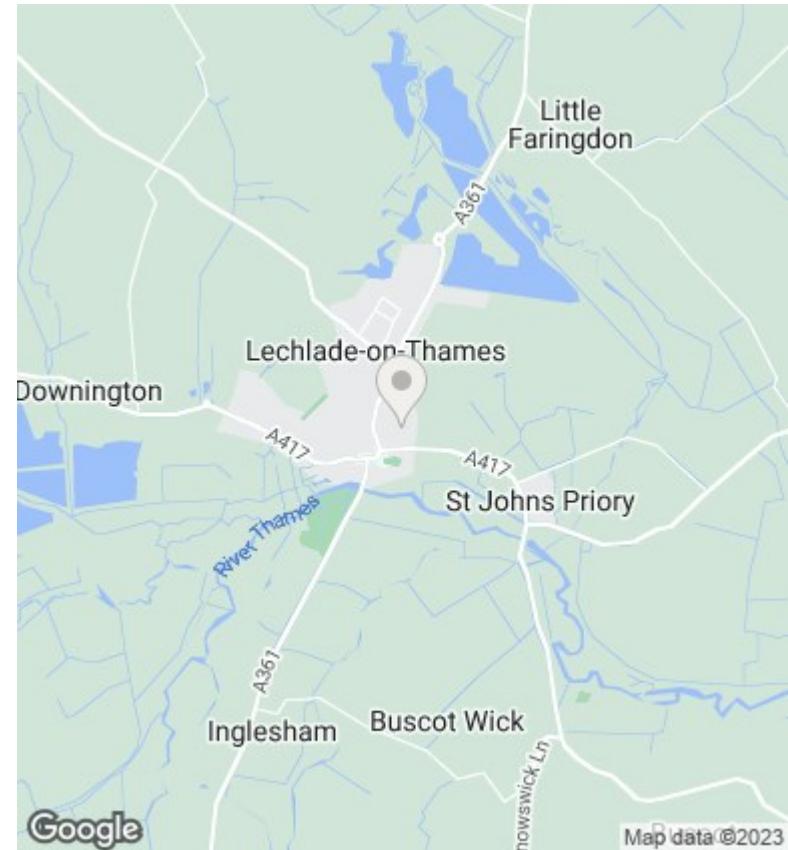
In accordance with the 1979 Estate Agents Act, we must advise that this property is owned by a relative of a member of staff at Ridgeway.

#### 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 Ingleham Round House.



TOTAL FLOOR AREA: 1916 sq.ft. (178.0 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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Map data ©2023

## Directions

From the Market Place, proceed towards Burford. Turn right onto St Lawrence Road. The property will be found towards the end of the road on the left.

## 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	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		