

31 LODERSFIELD

LECHLADE, GLOUCESTERSHIRE



MOORE & ALLEN
— & INNOCENT —

31 LODERSFIELD LECHLADE GLOUCESTERSHIRE GL7 3DJ

Located upon one of the most prestigious developments in Lechlade, a short walk from amenities, lies this splendid family home

- CUL DE SAC LOCATION
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN
- DOUBLE GARAGE & PARKING
- DELIGHTFUL GARDENS

GUIDE PRICE
£750,000 FREEHOLD

DIRECTIONS

From the town's Market Place proceed west (Fairford direction) shortly after leaving the High Street turn right into Mount Pleasant leading into Lodersfield. Continue into the development bear right then turn left and the property will be seen in front of you.



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 and numerous public houses and restaurants. Its proximity to the River Thames affords aquatic past times and splendid walks.

THE PROPERTY

Lodersfield is an award winning development of sizeable detached houses set within a low density cul de sac just a short walk from the town's amenities.

Built in the mid 1980's by Bovis Homes, each property has been traditionally constructed of reconstituted stone elevations beneath a pitched tiled roof. Number 31 occupies an enviable location within the corner at the head of this small cul de sac.

The house has been the subject of an imaginative single storey extension linking the house to the detached double garage. Neutrally decorated throughout, the property briefly offers entrance hall, study, dual aspect sitting room with fireplace, superb kitchen, bespoke fitted with island and opening into a large dining area. The family room is a delight, with a wall of glazed doors this charming reception offers an ideal space for modern day living.

The house offers five bedrooms to the first floor, built-in wardrobes, an attractive en suite shower room and family bathroom.

31 Lodersfield is a charming house, quietly nestled away from main roads yet convenient for the town's amenities. It has open plan gardens to the front and a good sized rear garden laid to lawns, summer house and bound by timber fencing.

GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'G' charges 2019/20 £2,997.53. All mains services connected. Cotswold District Council (01285) 623000. EPC Band 'C'.

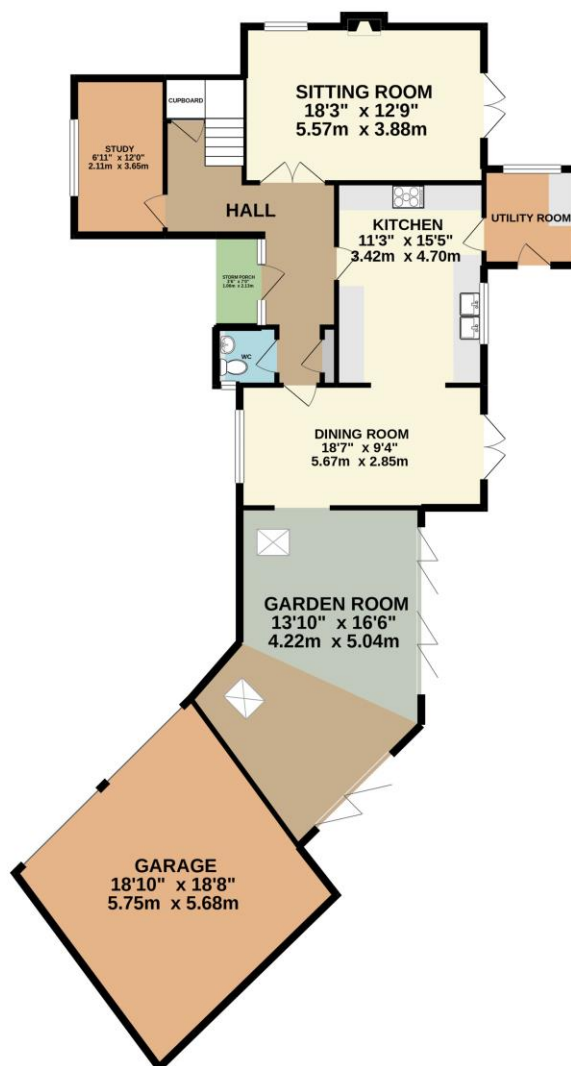




Burford Street, Lechlade, Gloucestershire GL7 3AJ
01367 252541 lechlade@mooreallen.co.uk

mooreallen.co.uk

GROUND FLOOR
1547 sq. ft. (143.7 sq. m.) approx.



TOTAL FLOOR AREA : 2399 sq. ft. (222.9 sq. m.) approx.

1ST FLOOR
853 sq. ft. (79.2 sq. m.) approx.



DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

