

## The Mallards Downington, Lechlade, Gloucestershire, GL7 3DL

Offers Over £700,000

- Individually designed and refurbished four bed detached
- Refitted Kitchen/breakfast room
- Convenient access to both riverside walks and to the market place
- Southerly facing gardens
- Master bedroom with en suite shower room
- No onward chain
- Sitting room and dining room
- Garage and driveway parking



# The Mallards , Lechlade, Gloucestershire, GL7 3DL

An individually designed and recently refurbished four bedroom detached situated a short distance to both riverside walks and to the centre of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, cloakroom, sitting room, dining room, refitted kitchen/breakfast room, master bedroom with en suite shower room, three further bedrooms and a family bathroom. Outside are southerly gardens and a garage. Offered for sale with no onward chain.

## Additional Information:

Council Tax Band- F

EPC Rating- C

Freehold



Council Tax Band: F



### ENTRANCE HALL

Outside light. Entrance door with glazed fanlight. Staircase to first floor. Understairs cupboard. Tiled flooring. Radiator.

### CLOAKROOM

Suite comprising of a low level WC and wall mounted wash basin. Tiled flooring and splashback. Radiator.

### KITCHEN/BREAKFAST ROOM

24'7" x 10'4"

Half obscure glazed door to side. Two windows to side. Single drainer stainless steel sink unit with mixer tap inset into a worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks and flooring. Four ring Bosch gas hob with extractor above. Built in Neff oven. Bosch fridge. Bosch dishwasher. Hotpoint washing machine. Radiator. Television point.

### DINING ROOM

10'7" x 9'9"

Window to rear. Glazed panelled door to sitting room. Radiator. Television point.

### SITTING ROOM

19'1" x 14'10"

Bowed recess with double doors and sidescreens to the garden. Window to side. Minster stone functional fireplace. Two radiators. Television point. Recessed display cabinets.

### LANDING

Mezzanine window to side with stained glass panels. Radiator. Roof access.

### MASTER BEDROOM

19'1" x 14'11"

Double doors to rear with a Juliette balcony. Telephone point. Radiator. Built in wardrobe.

### EN SUITE SHOWER ROOM

7'2" x 5'7"

Obscure glazed window to side. Suite comprising of a shower cubicle and an enclosed WC with wash basin. Tiled splashbacks and flooring. Radiator. Shaving point.

### BEDROOM TWO

13'7" x 10'0"

Window to front with views across Allcourt meadow. Radiator.

### BEDROOM THREE

10'8" x 10'0"

Window to rear. Radiator.

### BEDROOM FOUR

9'2" x 7'1"

Window to front with views towards Allcourt meadow. Radiator. Bulk head shelf. Television and telephone points.

### BATHROOM

10'8" x 7'10"

Obscure glazed window to side. Suite comprising of a rolled top bath with mixer tap shower, vanity unit and high level WC. Tiled surrounds and flooring. Radiator. Built in airing cupboard.

### OUTSIDE

To the front is a gravelled driveway providing off road parking and access to the entrance. Gates to both sides of the property. Two silver birches, hedges and borders.

The rear garden is southerly facing and enclosed. Well stocked and laid to lawn with mature trees and hedgerow. Patio. Outside tap. Pedestrian gates to both sides.

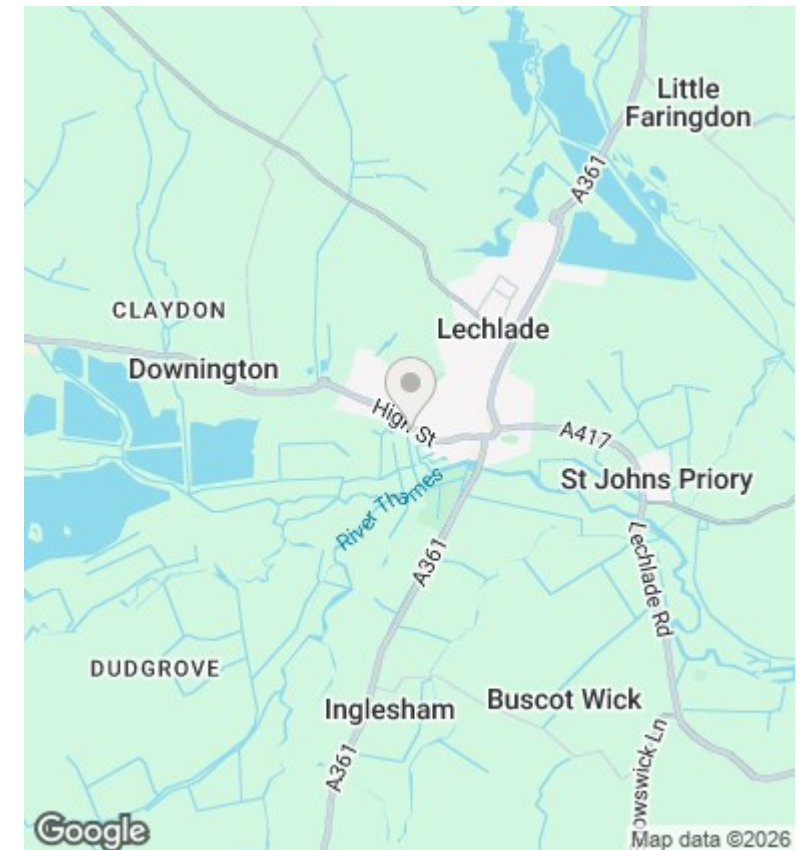
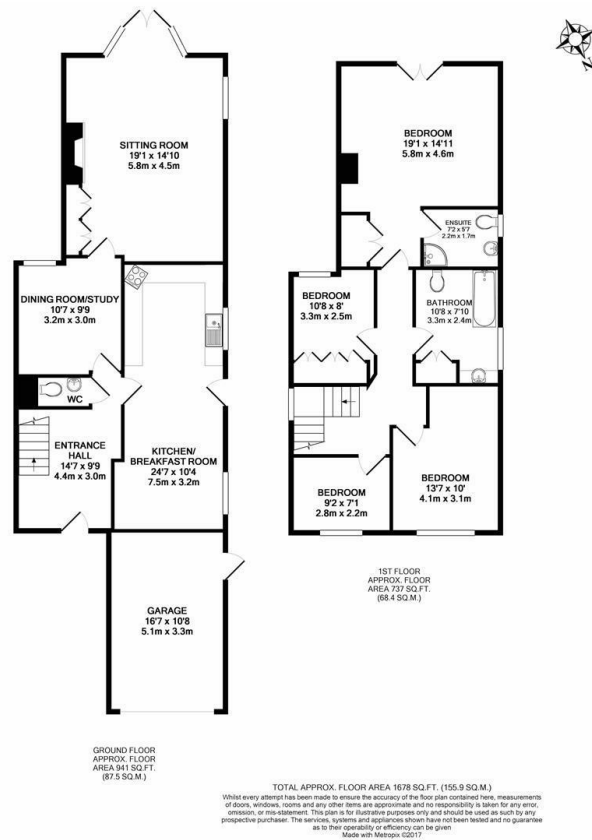
### GARAGE

16'7" x 10'8"

With up and over door. Power and lighting. Half obscure glazed door to side. Wall mounted Worcester boiler for domestic hot water and central heating.

### 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.



## Directions

From the Market Place, proceed towards Fairford and through the traffic lights. After a short distance, turn left into the layby. The Mallards is 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	