



38 Butlers Field, Lechlade, Gloucestershire, GL7 3DF

Asking Price £299,000

- An extended three bedroom end terrace
- Kitchen
- GARAGE and allocated parking space
- Sitting room
- Utility room and cloakroom
- No onward chain
- Dining room
- Gardens

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An extended three bedroom end of terrace situated on the outskirts of the popular Cotswold market town of Lechlade on Thames. The property enjoys open countryside views from the back bedrooms and the accommodation offers an entrance hall, cloakroom, sitting room, dining room, kitchen, utility room, three bedrooms and a bathroom. Outside are gardens, a garage and allocated parking space.

Additional Information:

Council Tax Band- C

EPC Rating- TBC

Freehold



Council Tax Band: C



ENTRANCE HALL

Entrance door with obscure glazed leaded lights panel. Staircase to first floor. Understairs recess. Telephone point. Radiator.

CLOAKROOM

Obscure glazed window to front with leaded lights. Suite comprising of a low level WC and wall mounted wash basin. Tiled splashback and flooring. Radiator,

SITTING ROOM

17'7" x 16'3"

Window to front. Patio doors to the garden. Feature fireplace surround with wooden mantel and electric fire. Radiator. Television point.

DINING ROOM

11'4" x 8'8"

Radiator. Archway to kitchen.

KITCHEN

8'8" x 7'1"

Window to rear. Glazed panelled door to utility room. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a wooden worksurface with cupboard below. Further wall and base units. Space and plumbing for a dishwasher. Gas cooker point.

UTILITY ROOM

6'7" x 6'2"

French doors to garden. Window to rear. Fitted wall and base unit. Tiled flooring. Plumbing for an automatic washing machine. Further utility space.

LANDING

Roof access. Built in wardrobe. Built in airing cupboard with a Worcester boiler for domestic hot water and central heating. Additional built in cupboard.

BEDROOM ONE

13'0" x 11'4"

Window to rear with views across the neighbouring countryside. Radiator.

BEDROOM TWO

12'2" x 11'4"

Window to rear with views across the neighbouring countryside. Radiator.

BEDROOM THREE

8'9" x 7'4"

Window to front. Radiator.

BATHROOM

8'9" x 5'9"

Obscure glazed window to front. Suite comprising of a panelled bath with Mira shower above, pedestal wash basin and low level WC. Tiled surrounds. Radiator.

OUTSIDE

To the front, a pedestrian gate and pathway lead to the entrance. Enclosed by a picket fence and hedgerow. Laid to lawn with borders. Outside power point. A gate leads to the side and an enclosed patio area. Personal door to the garage,

The rear garden is enclosed by timber fencing. Full width patio with a pathway extending to a pedestrian gate. Laid to lawn with border. Outside tap.

GARAGE

16'0" x 7'11"

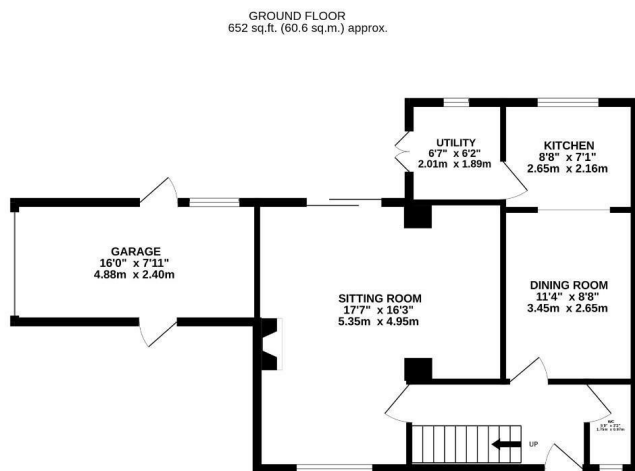
With up and over door. Power and lighting. There are personal doors to both sides.

ALLOCATED PARKING SPACE

There is an allocated parking space in front of the garage.

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 : 1090 sq.ft. (101.3 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 then left onto Gassons Road. Turn right at the crossroad onto Gassons Way and this leads to Butlers Field. Turn left into the close and park. Number 38 is in the traffic free frontage with the green in front.

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		
(69-80) C		
(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		