



The Wern, Lechlade GL7 3FF

welcome to

The Wern, Lechlade

OPEN TO OFFERS Allen & Harris have the pleasure of marketing this beautifully presented 4 bed detached family home located in the very picturesque market town of Lechlade on Thames.



Entrance Hall

Double glazed front aspect window, storage cupboard, Amtico flooring and two radiators.

Cloakroom

3' 3" x 5' 10" (0.99m x 1.78m)

Double glazed front aspect window, wash hand basin, w/c, heated towel radiator, part tiled and Amtico flooring.

Study

8' 10" x 9' 3" (2.69m x 2.82m)

Double glazed front aspect window, radiator and Amtico flooring.

Lounge

19' x 11' 9" (5.79m x 3.58m)

Double glazed front aspect window, Amtico flooring, double door to the dining room, double glazed double doors to the garden room, a log burner and a radiator.

Dining Room

9' 6" x 11' 11" (2.90m x 3.63m)

Double glazed rear aspect window looking into the garden room, double doors to the lounge, Amtico flooring and a radiator.

Kitchen

13' 11" max x 20' 1" max (4.24m max x 6.12m max)

Fitted kitchen comprising a range of wall and base units with granite worksurfaces over, a larder cupboard, a one and a half bowl stainless steel sink with a boiling water tap and a granite engraved drainer, a water softener, Dual hob consisting of a 4 ring induction hob plus a 2 ring 'domino' gas hob with a cooker hood over. A split temperature electric oven, integrated microwave and warming draw. An integrated dishwasher, space for a fridge/ freezer, tiled splashback, Island with storage under, vinyl tiled flooring, two radiators and two double glazed side and rear aspect windows, door to the utility room and double glazed double door to the garden room.

Utility Room

5' 6" x 7' 1" (1.68m x 2.16m)

Belfast sink with a pull out hose tap, granite work surfaces, plumbing for a washing machine, space for a tumble dryer, boiler, storage cupboard, vinyl floor tiles, radiator and door to the side garden access.

Garden Room

21' 7" x 11' 3" (6.58m x 3.43m)

Double glazed sliding patio doors to the garden, vaulted ceilings, dual aspect vaulted windows, carpet, double glazed double doors to the lounge, double glazed double doors to the kitchen and two radiators.

First Floor Landing

Double glazed front aspect window, airing cupboard, loft access and two radiators.

Bedroom One

18' 2" max x 14' max (5.54m max x 4.27m max)

Double glazed rear and side aspect windows, built in wardrobes, two radiators and door to the ensuite.

First Ensuite

7' 5" x 6' 4" (2.26m x 1.93m)

Fitted suite comprising of walk in shower, wash hand basin, w/c, heated towel rail, part tiled walls and tiled flooring and a double glazed side aspect window.

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m)

Double glazed front aspect window, radiator and archway to the dressing area and en suite.

Dressing Area

3' 9" x 6' 1" (1.14m x 1.85m)

Built in wardrobes.

Second Ensuite

5' 7" x 8' 3" (1.70m x 2.51m)

Fitted suite comprising of a walk in shower, wash hand basin, W/C, part tiled walls, tiled flooring, heated towel radiator and a double glazed rear aspect window.

Bedroom Three

9' 6" x 11' 11" (2.90m x 3.63m)

Double glazed rear aspect window, built in wardrobe and a radiator.

Bedroom Four

8' 9" x 9' 2" (2.67m x 2.79m)

Double glazed front aspect window, built in wardrobe and a radiator.

Bathroom

8' 8" x 4' 10" (2.64m x 1.47m)

Fitted suite comprising of a mixer tap bath with a shower over, wash hand basin, W/C, part tiled walls, tiled flooring, radiator and a double glazed side aspect window.

Outside

Rear Garden

The rear garden consists of two patio areas, lawn area, trees and mature shrubs, outside tap, a raised pond and gated side access.

A further hidden garden comprising of part patio and part gravel area, with raised beds containing raspberries, plum tree, blackcurrants, rhubarb, a small herb plot and a further bed for vegetables and gated side access.

Front Garden

The front garden is enclosed by picket fencing and consists of mature shrubs and a gravel area with a central path leading to the property

Garage

16' 4" x 17' 8" (4.98m x 5.38m)

Up and over door, power and lighting, privacy door to the garden and is part boarded for further storage.

Parking

Driveway parking for several vehicles.



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welcome to

The Wern, Lechlade

- Detached Family Home
- Four Bedrooms, Two En-suites, All with Built in Wardrobes
- Kitchen Breakfast Room with Separate Utility
- Lounge with Log burner, Dining Room, Study, Garden Room
- Enclosed Rear Garden & Further Vegetable Garden

Tenure: Freehold EPC Rating: C

£800,000



Please note the marker reflects the postcode not the actual property

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