

20 THE STABLES

LECHLADE, GLOUCESTERSHIRE



A distinguished Regency-style four bedroom house situated in an idyllic development, within walking distance of the town's amenities. Set in approximately 5 acres of communal parkland.

Ground Floor: Entrance hall • Kitchen • Dining room
Sitting room • Utility room • Cloakroom

First Floor: Double bedroom with adjoining bathroom
Two further double bedrooms • Shower room

Second Floor: Principal bedroom with adjoining bathroom

Outside: Paved terrace leading to communal parkland
Single garage with mezzanine

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk





DESCRIPTION

20 The Stables has been extensively refurbished by the current owners to an incredibly high standard throughout. The Stables is an exclusive development of Regency-style homes thoughtfully arranged around a courtyard and set in mature parkland within a designated Conservation Area. The property is a short walk from the town's market square and enjoys access to beautifully landscaped communal grounds as well as offering off street parking.

The property benefits from excellent storage throughout and a separate garage with mezzanine.

An ideal home with wonderful amenities nearby to be enjoyed as a main home or stylish investment.

SERVICES

Mains water, electricity, gas and drainage. Fiber Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).



FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasia easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Please Note: Holiday letting is not permitted.

TENURE

Freehold

SERVICE CHARGE

The annual fee is £1971.12 paid six monthly

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. T: 01285 623000 W: cotswold.gov.uk

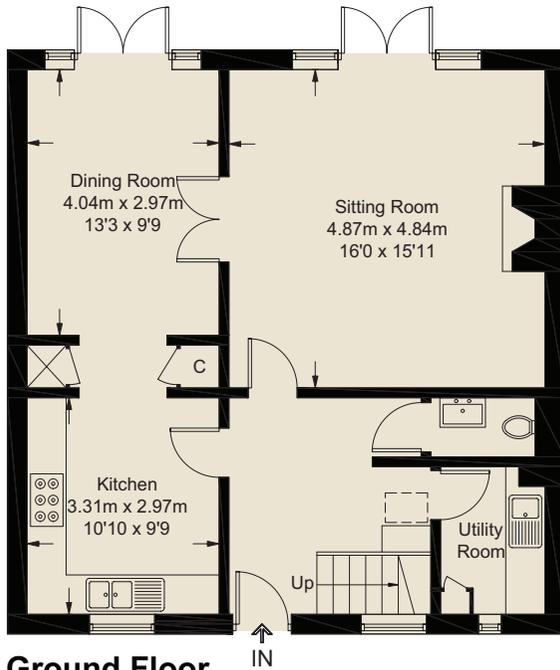
COUNCIL TAX Band F

VIEWINGS

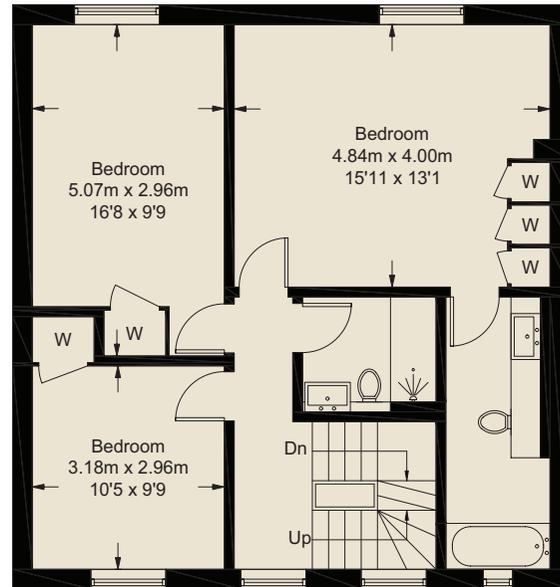
Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk



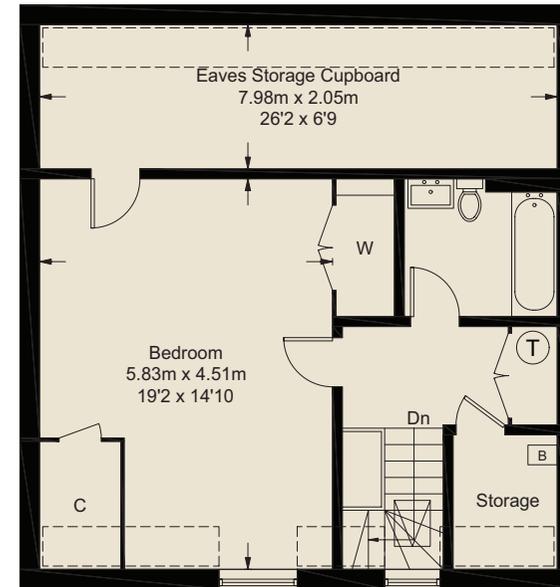
 = Reduced headroom below 1.5m / 5'0"



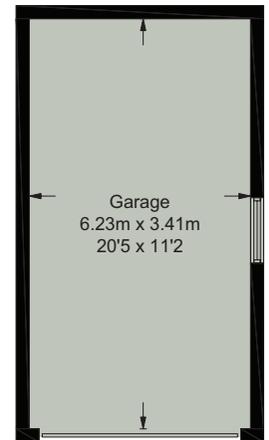
Ground Floor
66.6 sq m / 717 sq ft



First Floor
66.0 sq m / 710 sq ft



Second Floor
66.0 sq m / 710 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 198.6 sq m / 2137 sq ft
 Garage = 21.2 sq m / 228 sq ft
 Total = 219.8 sq m / 2365 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1149539)

DIRECTIONS (Postcode GL7 3FE)

From Burford take the A361 in the direction of Fairford and Lechlade. On reaching Lechlade the driveway to The Stables can be found on the left hand side.

what3words: ///blaring.surging.wonderful



Pubs

New Wave Brasserie – within walking distance
The Swan Southrop – 3.1 miles
Trout Inn, Lechlade – 1.2 miles



Schools

Saint Lawrence Church of England Primary School – 0.8 miles
Farmor's – 4.2 miles



Train station

Swindon – 12 miles



Members Clubs

Thyme, Southrop – 3.3 miles
Daylesford Farmhouse – 25.5 miles
Estelle Manor – 20.8 miles

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