

# 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

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## 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 quasieasements 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](http://cotswold.gov.uk)

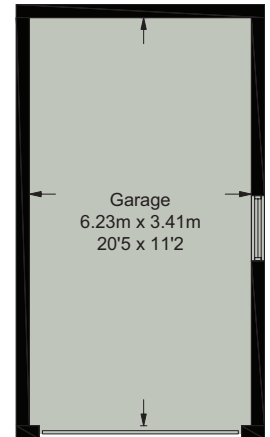
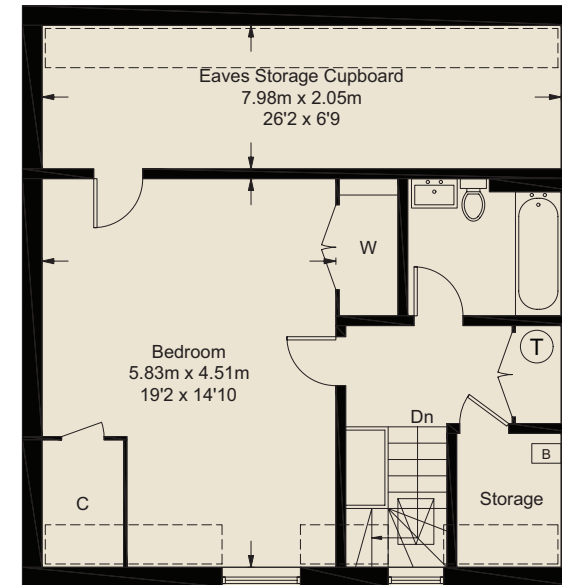
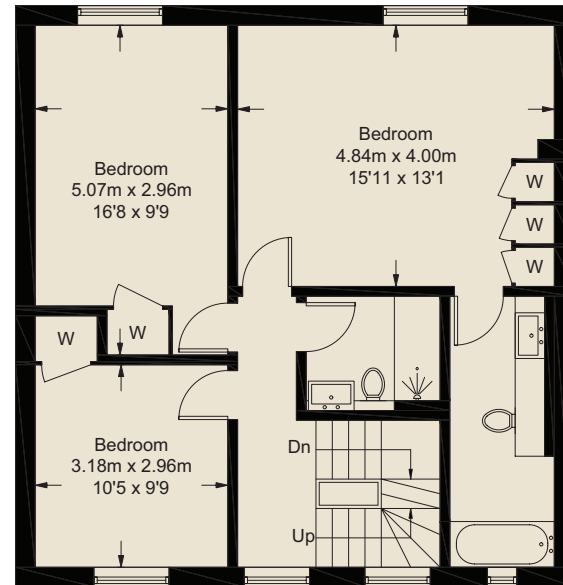
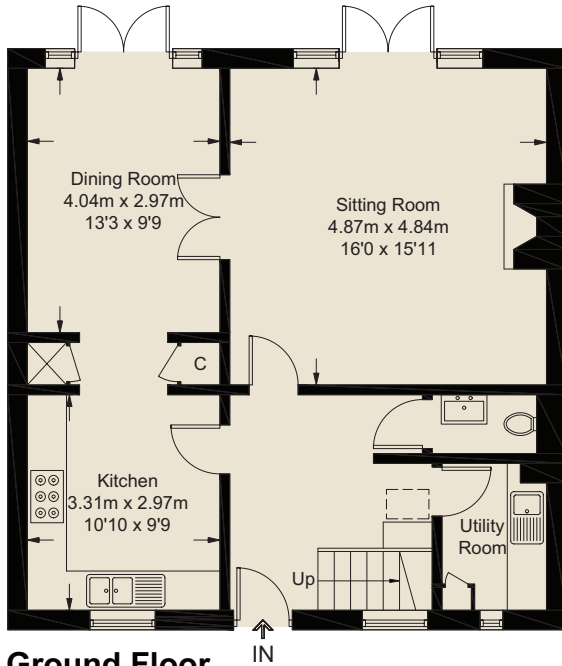
**COUNCIL TAX** Band F

## 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](mailto:katy@butlersherborn.co.uk)



 = Reduced headroom below 1.5m / 5'0



(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

**Butler  
Sherborn**

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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			
		76	86

