



Connells

The Mallards Fairford Road
Lechlade

The Mallards Fairford Road Lechlade GL7 3DL

for sale offers in excess of
£700,000



Property Description

Situated in a desirable position on the edge of the Cotswolds, this attractive Four-bedroom detached home offers modern living, generous accommodation, and excellent access to Lechlade's amenities, riverside walks, and transport links. The ground floor is arranged to provide comfortable and versatile living space. An inviting entrance hall leads to a useful cloakroom and a flexible dining room/study, ideal for home working or an additional reception area. The contemporary kitchen/breakfast room is a bright and sociable space, featuring modern units, quality work surfaces, and integrated appliances, with ample room for everyday dining. The spacious lounge sits to the rear of the property, offering a welcoming setting for relaxation or entertaining, enhanced by natural light and views over the garden. Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and a dedicated dressing area, creating a private and practical retreat. The remaining bedrooms are served by a modern family bathroom. Externally, the property enjoys a larger-than-average enclosed rear garden, offering a sunny and private outdoor space suitable for families, gardening, . A garage and driveway parking provide further convenience and secure storage. This well-located home combines comfort, style, and practicality, making it an excellent choice for families, professionals, or those seeking a peaceful lifestyle in a sought-after Cotswold town.

Ground Floor Accommodation Entrance Hall

Door to the front aspect. Access to the dining room, cloakroom and modern kitchen. Stairs rising to the first floor accommodation. Under stair storage cupboard. Radiator.

Kitchen/Breakfast Room

24' 6" x 9' 4" (7.47m x 2.84m)

Two double glazed window to the side aspect. Double glazed door to the rear aspect. Fully fitted kitchen with a range of base mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated Neff oven, microwave, under counter Bosch fridge, Bosch four ring gas hob, cooker hood and Bosch dishwasher. Partially tiled to water sensitive areas. Television point. Radiator.

Dining Room/Study

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to the rear aspect. Door to the lounge. Television point. Radiator.

Sitting Room

21' 7" MAX x 14' 10" (6.58m MAX x 4.52m)

Two double glazed windows to the side aspect. Double glazed French doors to the rear garden. Open fire place. Television point. Built-in-book case. Two radiators.

First Floor Accommodation First Floor Landing

Double glazed feature window to the side aspect. Access to all bedrooms and family bathroom. Loft access. Radiator.

Bedroom One

14' 10" x 13' 2" (4.52m x 4.01m)

Double glazed French doors to the rear aspect with Juliet Balcony. Access to the ensuite shower room and dressing area.

Dressing Area

5' 7" x 4' 11" (1.70m x 1.50m)

Built-in-wardrobes

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Shave point. Tiled splash back to water sensitive areas. Tiled flooring. Radiator.

Bedroom Two

13' 7" x 9' 11" (4.14m x 3.02m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

10' 7" x 8' (3.23m x 2.44m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four

9' 1" x 7' (2.77m x 2.13m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of roll top bath, wash hand basin with vanity unit and pedestal wash hand basin. Airing cupboard. Towel rail. Radiator.

External Features

Garden

Larger than average enclosed rear garden with fenced and walled boundaries. Laid to lawn with mature bushes and trees. Patio area to the French doors. Gate to the front of the property.

Parking

Driveway parking to the front of the property

Garage

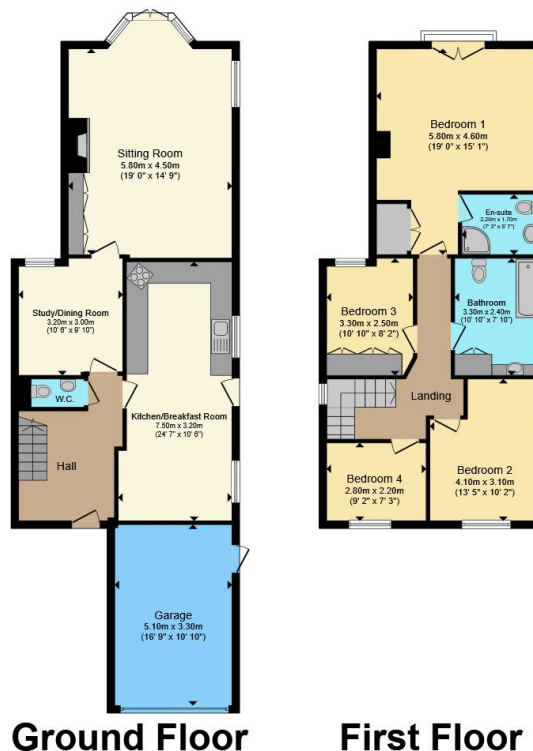
16' 7" x 10' 8" (5.05m x 3.25m)

Up and over door. Power and light.









Ground Floor

First Floor

Total floor area 160.9 m² (1,732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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Property Ref: SDN314423 - 0004