



7 Stephens Close, Downington, Lechlade, GL7 3FP

Guide Price: £850,000

richard james

Village & Country Homes



Stephens Close | Lechlade

FREEHOLD

Council Tax Band - F | EPC Rating - B

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Stepping inside, you're greeted by a welcoming entrance hall leading to a light-filled lounge, an ideal space to unwind while enjoying garden views through elegant French doors. The contemporary kitchen/dining room provides a social hub, seamlessly connecting to a utility room for added convenience. A separate study is perfect for those working from home, offering a quiet space to focus, and the downstairs WC adds practicality.

Upstairs, four generously sized bedrooms ensure comfort for the whole family. The master suite impresses with its spacious layout and en-suite bathroom, while the additional bedrooms provide flexible living arrangements for guests or children. Bedroom two also features its own en-suite and built-in wardrobes!

A true highlight of this home is the beautifully private, south-westerly facing rear garden, where the sun graces the patio, raised decking, and lush lawn well into the evening. Whether hosting summer BBQs, relaxing with a book, or letting children play freely, this outdoor space is designed for enjoyment and tranquility.

Set in a quiet, tucked-away position on the edge of the cul-de-sac, the home is surrounded by lush greenspaces and open fields, creating a countryside feel while still being within easy reach of Lechlade's charming market town amenities. The large double garage, with car charger, is accessible from both the hallway and the driveway, provides ample storage and secure parking, while the generous driveway adds further convenience.

For those seeking a blend of modern elegance and countryside charm, this stunning home in Stephens Close presents an unmissable opportunity.

Mains Gas Central Heating
 Mains Water & Sewerage
 Mains Electricity

Annual Management Charge = Approx. £300 pa



Lechlade is a picturesque Cotswold town offering an array of amenities, from pubs, restaurants and coffee shops to Boutique stores, and is located on the edge of the River Thames. The recreation ground, tennis courts and local community hall are all within close walking distance. The property is a 12 minute drive from Burford and the A40 providing road links to Cheltenham and London. There are a number of schools nearby serving the needs of all ages, including St Lawrence C of E Primary School on Wharf Lane, Farmors Secondary School and Sixth Form in Fairford, and Lechlade Little Learners Pre School. The number 77 Stagecoach Bus runs regularly through the town providing students convenient access to Cirencester College also.











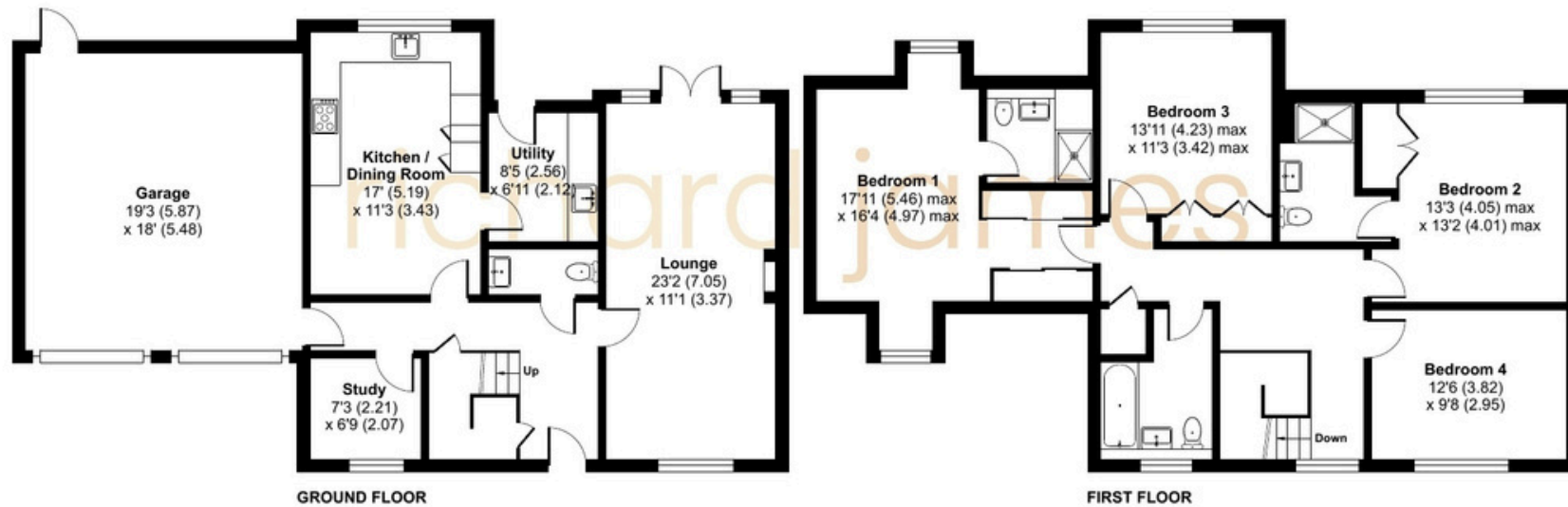
Floorplan

Approximate Area = 1769 sq ft / 164.3 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 2115 sq ft / 196.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1260563

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