



2 LODERSFIELD, LECHLADE,
GLOUCESTERSHIRE, GL7 3DJ

GUIDE PRICE: £985,000

A SUBSTANTIAL DETACHED FAMILY RESIDENCE OFFERING SPACIOUS AND FLEXIBLE LIVING ACCOMMODATION WHICH HAS BEEN GREATLY IMPROVED AND EXTENDED BY THE PRESENT OWNERS. BOASTING AN C.1/3RD ACRE PLOT AND SITUATED WITHIN THE HIGHLY SOUGHT AFTER COTSWOLD MARKET TOWN OF LECHLADE UPON THAMES.



LOCATION

LECHLADE-ON-THAMES IS A PICTURESQUE MARKET TOWN BUILT ON THE BANKS OF THE RIVER THAMES. THE TOWN OFFERS A WIDE RANGE OF SHOPS, HOTELS, PUBS, SCHOOLS, MEDICAL AND DENTAL FACILITIES, LIBRARY AND AN HISTORIC CHURCH. THE LARGER CENTRES OF SWINDON AND CIRENCESTER ARE C.11 AND 14 MILES AWAY RESPECTIVELY. FOR THOSE WHO COMMUTE, JUNCTION 15 OF THE M4 IS C.14 MILES AWAY AND THE MAIN LINE RAILWAY STATION AT SWINDON PROVIDES A REGULAR SERVICE TO LONDON PADDINGTON IN LESS THAN AN HOUR.

THE PROPERTY

A SUBSTANTIAL FAMILY RESIDENCE OFFERING SPACIOUS AND FLEXIBLE LIVING ACCOMMODATION WHICH HAS BEEN GREATLY IMPROVED AND EXTENDED BY THE PRESENT OWNERS. THE PROPERTY HAS A LOVELY OPEN PLAN KITCHEN/BREAKFAST ROOM INTO THE MORNING ROOM, IDEAL FOR ENTERTAINING OR SPENDING TIME WITH THE FAMILY. THE SPECIFICATION IS OF THE HIGHEST STANDARD THROUGHOUT THE HOUSE. IN ADDITION TO THE OPEN PLAN SPACE ON THE GROUND FLOOR THERE IS A COSY DINING ROOM, LARGE SITTING ROOM WITH MUSIC ROOM OFF, CLOAKROOM, ACCESS INTO THE DOUBLE GARAGE AND FAMILY ROOM ABOVE. THE FIVE BEDROOMS, ENSUITE

AND FAMILY BATHROOM ARE ARRANGED OVER THE FIRST AND SECOND FLOORS WITH AN IMPRESSIVE LIGHT AND AIRY LANDING WITH SPACE FOR AN ADDITIONAL STUDY/OFFICE AREA IF REQUIRED. IN ALL THE ACCOMMODATION MEASURES C.2878 SQUARE FEET.

OUTSIDE

THE ENTIRE PLOT MEASURES C.1/3 ACRE. TO THE FRONT OF THE PROPERTY THERE IS A SWEEPING DRIVEWAY LEADING TO THE DOUBLE GARAGE WITH PARKING FOR SEVERAL VEHICLES. THE FRONT GARDEN IS LAID MAINLY TO LAWN WITH A VARIETY OF NATURAL SHRUBS AND ORNAMENTAL TREES TO BORDERS. THE REAR GARDEN HAS BEEN TASTEFULLY LANDSCAPED

AND IS DIVIDED INTO TWO AREAS, THE MAJOR PART COMPRISING OF A LARGE LAWN, WITH A GRANITE PATHWAY, SLATE WATER FEATURE, SUMMER HOUSE AND AN ARRAY OF PLANTS, TREES AND FLOWERING SHRUBS. TO THE REAR OF THE GARDEN IS AN AREA PRESENTLY DESIGNED WITH CHILDREN IN MIND BUT COULD CERTAINLY BE ADAPTED FOR ANY OTHER PURPOSES. THE ENTIRE PLOT IS BORDERED BY WOOD PANEL FENCING AND TREES TO MAXIMISE PRIVACY.

DIRECTIONS

FROM HIGHWORTH PROCEED ALONG THE A361 TOWARDS LECHLADE. WHEN YOU ENTER LECHLADE PROCEED OVER HALFPENNY BRIDGE.

AT THE LIGHTS TURN LEFT ONTO THE HIGH STREET. TAKE THE FIRST RIGHT INTO MOUNT PLEASANT. THE ROAD THEN EXTENDS INTO LODERSFIELD. NO 2 IS THE FIRST DETACHED HOUSE ON THE RIGHT HAND SIDE.

LOCAL AUTHORITY

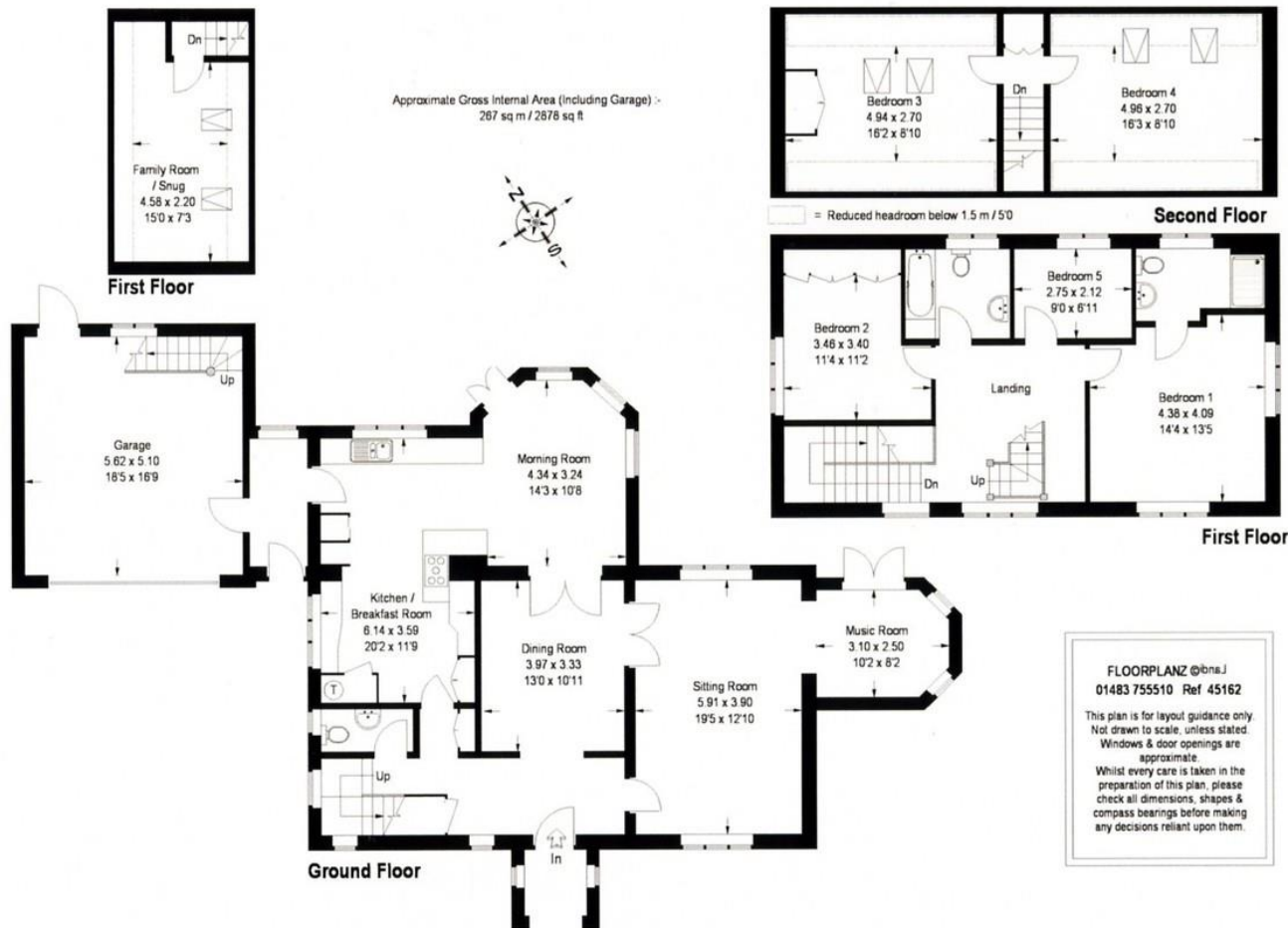
COTSWOLD DISTRICT COUNCIL, TRINITY ROAD, CIRENCESTER, GLOUCESTERSHIRE
TELEPHONE: 01285 623000

SERVICES

MAINS SERVICES OF GAS, ELECTRIC, WATER AND DRAINAGE ARE CONNECTED. TELEPHONE POINT SUBJECT TO BT TRANSFER REGULATIONS.

PLEASE NOTE, THAT IN ACCORDANCE WITH THE 1979 ESTATE AGENCY ACT, WE HEREBY DECLARE THAT THIS PROPERTY IS OWNED BY A CO-OWNER OF SAMUEL MILES ESTATE AGENTS.





FLOORPLANZ @bns.J
01483 755510 Ref 45162

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

COUNCIL TAX BAND
TAX BAND G

TENURE
FREEHOLD

LOCAL AUTHORITY
COTSWOLD DISTRICT
COUNCIL

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements