



## 6 Manor Gardens, Lechlade, Gloucestershire, GL7 3EQ

Asking Price £499,995

- Individual two/three bedroom detached
- Dining room
- Bathroom
- Garden and communal gardens
- Secure gated community set around landscaped gardens
- Snug/occasional bedroom three
- First floor bedroom
- Sitting room
- Ground floor bedroom with en suite shower room
- Garage and parking

# 6 Manor Gardens, Lechlade, Gloucestershire, GL7 3EQ

An individually designed two/three bedroom home, tucked away in a gated community and set around landscaped communal gardens a short walk to the centre of the Cotswold market town of Lechlade on Thames. The accommodation is all ground floor bar the second bedroom and mainly comprises of an entrance hall, sitting room, kitchen/dining room, snug/occasional bedroom three, conservatory, ground floor bedroom with en suite shower room, bathroom and a first floor bedroom. Outside are gardens, the communal grounds, garage and parking for two cars.

Additional Information:

Council Tax Band- F

EPC Rating- D

Freehold



Council Tax Band: F



## INTRODUCTION

Manor Gardens was created from the dormitory buildings in the grounds of the former Convent of St Clotildes. The property is approached via secure electric gates leading to a courtyard with parking for one/two cars and a garage. On foot, proceed beneath the archway and the property will be located in the far left corner through the communal gardens. From these gardens, there is a private gated access to Burford Street giving a brief walk to the good range of local amenities.

## ENTRANCE HALL

Outside light. Half glazed entrance door and sidescreen. Staircase to first floor bedroom.

## SITTING ROOM

15'1" x 14'8"

Glazed door to garden. Two windows. Wood effect flooring. Radiator. Feature fireplace with mantel and an electric coal effect fire.

## KITCHEN/DINING ROOM

15'1" x 14'1"

Glazed door and sidescreens to garden. One and a half bowl enamel sink unit with mixer tap inset into a granite worksurface with cupboard below. Further good range of wall and base units. Tiled splashbacks. Wood effect flooring. Four ring Siemens gas hob with extractor canopy above. Built in Neff oven. Space and plumbing for a dishwasher and washing machine. Further utility space. Skylight. Radiator. Intercom for the security gates.

## SNUG/OCCASIONAL BEDROOM

8'8" x 8'8"

Feature fireplace. Built in cupboard housing a Worcester boiler for domestic hot water and central heating.

## CONSERVATORY

11'4" x 9'3"

Of uPVC construction. French doors to garden. Convector heater. Tiled flooring.

## GROUND FLOOR BEDROOM

13'11" x 10'3"

Three windows. Wood effect flooring. Built in double wardrobe. Radiator.

## EN SUITE SHOWER ROOM

5'11" x 5'6"

Obscure glazed window. Suite comprising of a shower cubicle, vanity unit and low level WC. Tiled surrounds. Radiator.

## BATHROOM

8'3" x 5'8"

## FIRST FLOOR BEDROOM

8'8" x 8'8"

There is a high level cupboard above the stairs. Two windows. Radiator. Built in wardrobe also with loft access.

## OUTSIDE

The property is approached by a gateway and paved pathway. The garden is landscaped and laid to gravel with a patio and a small lawned area. Well stocked rockery garden.

## GARAGE AND PARKING

The garage is the second in the row. Eaves storage and some shelving. There is a gravelled forecourt that could park a small car. There is an additional space in the courtyard.

## COMMUNAL GROUNDS

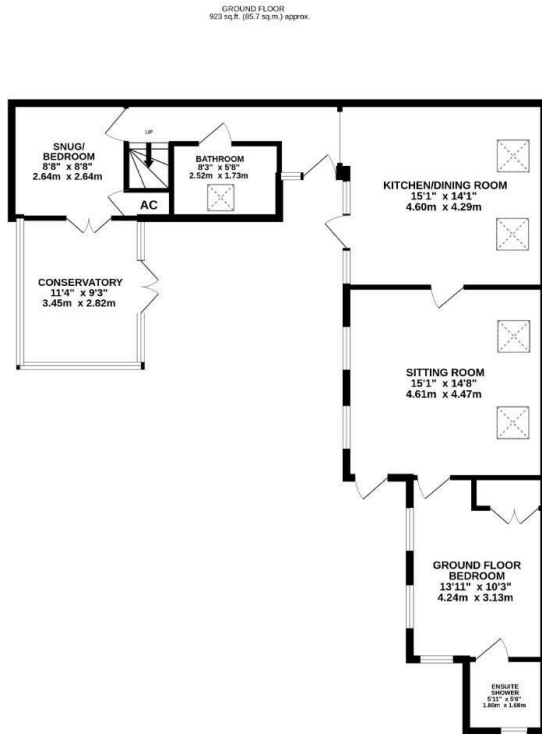
The grounds are well stocked and flourish during the growing months. Laid mainly to lawn with gravelled pathways lined with bushes. There is a private gate to Burford Street for residents use.

## MANAGEMENT CHARGE

There is an annual management fee of £400 which is payable in two installments.

## LECHLADE ON THAMES

Lechlade-on-Thames is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From the Market Place, proceed towards Burford. Turn right onto St Lawrence Road. Just after the entrance to the Doctors' Surgery, there is a secure gated entrance to Manor Gardens with an entry system.

## Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	