



# STANFORD HALL FARM COTTAGE


Lechlade, Gloucestershire








# STANFORD HALL FARM COTTAGE LECHLADE

A well-presented and spacious family home set in a desirable rural location between Lechlade, Southrop and Fairford.

  
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Local Authority: Cotswold District Council    Council Tax band: E    Tenure: Freehold  
Services: Mains electricity. Private water supply and drainage system. Oil-fired boiler.

Directions: What3Words: ///confining,rider.teaches

Distances: Burford 8 miles | Cirencester 12 miles | Swindon Station 12 miles (London Paddington from 55 minutes)  
Oxford 25 miles | Cheltenham 30 miles (all distances and times are approximate).

Guide Price: £1,000,000



# THE PROPERTY

Located to the west of Lechlade and set alongside a quiet country lane, Stanford Hall Farm Cottage is a detached stone-built home that has undergone a complete renovation, including a substantial two-storey rear extension. The property retains its traditional charm while embracing a contemporary design tailored to modern living.

The welcoming entrance opens into a bright, open-plan hallway featuring limestone flooring, modern décor and a dual-aspect wood-burning stove. The generously proportioned sitting room enjoys views to the front of the property, while a spacious study leads off the hallway and features French doors opening on to the paved terrace.

At the heart of the home is the impressive kitchen and dining area, which also provides ample space for relaxed seating. The kitchen is well-equipped with a range of integrated appliances, a central island ideal and access to a practical utility/boot room. A cloakroom completes the ground-floor accommodation.







## THE PROPERTY

The principal bedroom suite is spacious and light, benefiting from a triple aspect with countryside views, a walk-in dressing area with fitted storage, and a stylish en suite bathroom. There are four further double bedrooms, two of which include built-in wardrobes, together with a contemporary family shower room.



## GARDEN AND GROUNDS

Electric gates lead to a gravelled courtyard providing ample parking, complemented by a spacious tiled patio with planting on the stone wall border. There are also a range of timber-constructed outbuildings useful for storage.







# SITUATION

Lechlade is situated at the furthest navigable point of the River Thames, where three counties meet. This charming and historic Cotswold market town enjoys a vibrant community.

It offers an excellent range of everyday amenities, including a well-regarded primary school, convenience stores, butchers, a modern medical centre, dental practices, and a selection of public houses and restaurants. Its close proximity to the River Thames provides opportunities for water-based activities and picturesque riverside walks.



# Stanford Hall Farm Cottage

## Lechlade, Cotswold

Gross Internal Area (Approx.)  
Main House = 250 sq m / 2,690 sq ft  
Outbuildings = 19 sq m / 204 sq ft  
Total Area = 269 sq m / 2,894 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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