



## Cotswold House, High Street, Lechlade, Gloucestershire, GL7 3AD

£1,975 PCM

- Grade II listed
- Dining room
- Kitchen
- Four bedrooms
- Breakfast room
- Enclosed southerly facing garden
- Sitting room
- Garden room
- Close to the market place and riverside walks

# High Street, Lechlade, Gloucestershire, GL7 3AD

A fully refurbished Grade II Listed town house situated a few minutes walk to the square and to the riverside walks of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, sitting room, dining room, breakfast room, garden room, kitchen, four bedrooms and two bathrooms. Outside is a southerly facing enclosed garden.

EPC Rating- D  
Council Tax Band- E  
Heating type – Gas

Current Electric Provider- TBC. Current Gas Provider- TBC. Water Supplier- Thames Water

Length of Tenancy- 12 Months. Deposit- £2,278.84 (5 Weeks Rent). Holding Fee- £455.76 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: E



#### CANOPIED ENTRANCE

Entrance door with leaded light window to side.

#### DINING HALL

16'7" x 13'5"

Window to front. Feature fireplace. Staircase to first floor. Radiator.

#### SITTING ROOM

16'7" x 14'9"

Window to front. Feature fireplace. Two radiators. Leaded light window to rear.

#### BREAKFAST ROOM

15'7" x 12'5"

Patio doors to garden room. Leaded light window to rear. Built in cupboard.

#### KITCHEN

10'11" x 9'11"

Window to rear. Stable door to garden room. Stainless steel sink unit with cupboard below. Further good range of wall and base units. Tiled splashbacks. Built in electric oven. Built in gas hob. Space for a fridge freezer.

#### GARDEN ROOM

26'11" x 7'7"

Of timber construction. Two patio doors to the garden.

#### LAUNDRY/UTILITY

16'8" x 6'2"

Window to rear. Flagstone flooring. Radiator. Door to garden room.

#### LANDING

Leaded light window to rear. Cupboard housing a boiler for domestic hot water and central heating.

#### BEDROOM ONE

16'6" x 15'2"

Window to front. Two built in wardrobes. Two radiators.

#### BEDROOM TWO

16'10" x 14'9"

Leaded light window to rear. Window to front. Radiator.

#### BEDROOM THREE

12'6" x 9'8"

Window to rear. Radiator. Built in cupboard.

#### BATHROOM

12'1" x 7'10"

Window to front. Suite comprising of a panelled bath with shower above. Low level WC and wash basin. Towel rail.

#### CLOAKROOM

Window to rear. Low level WC and wash basin.

#### BEDROOM FOUR

15'1" x 14'10"

#### BATHROOM

#### ATTIC ROOM

18'3" x 16'9"

#### OUTSIDE

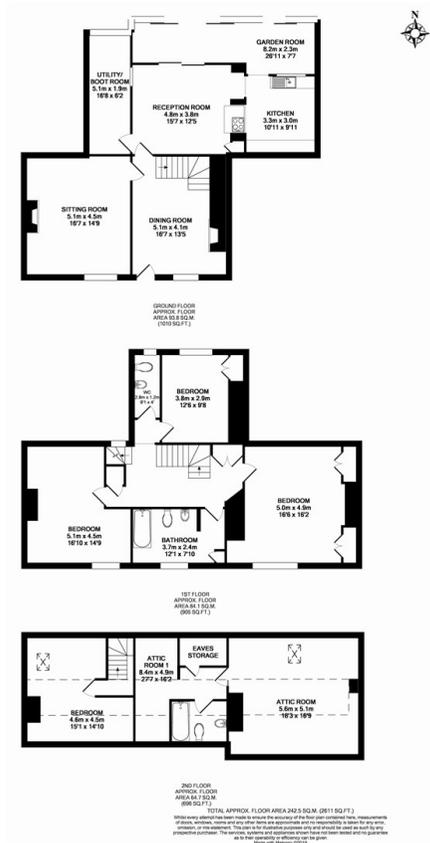
The rear garden is southerly facing and enclosed. There is gated side access. Decking and patio areas. Flower and shrub borders.

#### PARKING

Whilst there is currently unrestricted parking on the High Street immediately outside the property, this is not an allocated area.

#### 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 named after the River Leach that joins the Thames near here and 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 Christmas shop. Near the 15th century Church of England parish church of Saint Lawrence, in the centre of the town, there is a large open space which is now a car park. The main roads through the town are busy, 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.



## Directions

From the Market Place, proceed through the lights towards Fairford. The property is then a short distance on the left.

## 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>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(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	