



3 Roman Way, Lechlade, Gloucestershire, GL7 3BS

Guide Price: £575,000 - £600,000

richard james

Village & Country Homes



Roman Way

FREEHOLD

Council Tax Band - F | EPC Rating - D



Nestled within this popular residential cul-de-sac in the sought-after riverside town of Lechlade-on-Thames, this stunning four-bedroom detached property is perfect for families and professionals alike. This contemporary residence boasts spacious living areas, an expansive private garden, and modern amenities throughout.

The heart of the home is the impressive Kitchen/Dining Room (17'9" x 12'6"), fully equipped with modern appliances, ample storage and French doors into the rear garden, ideal for culinary enthusiasts and family gatherings. Adjacent to the kitchen is a practical Utility Room, providing additional convenience for daily chores and back door access into the rear garden too.

The expansive dual-aspect Reception Room (22'5" x 13'9") offers a perfect setting for relaxation and entertainment, with French doors into the rear garden ensuring plenty of natural light. A conveniently located Garage (18'6" x 7'11") offers secure parking and extra storage space with internal access via the Utility Room.

The property features four well-proportioned bedrooms. The Master Bedroom (13'8" x 11'10") is generously sized with built-in storage, providing a tranquil retreat. Bedroom 2 and Bedroom 3 are perfect for children or guests, each offering comfort and space. Bedroom 4 can serve as a cozy guest room or a home office, catering to versatile needs. A modern family bathroom completes the upper floor, designed with contemporary fittings and finishes. The large loft is accessible from the first floor landing, offering additional storage solutions and potential to extend, subject to planning.

Step outside to the large, enclosed, westerly facing garden, a private oasis perfect for outdoor dining, gardening, and family activities. The orientation ensures plenty of afternoon and evening sunshine, making it an ideal spot for relaxation and entertaining.

Located in Lechlade-on-Thames, this property enjoys the best of both worlds: a peaceful residential setting with the charm of a vibrant riverside town. Residents can take advantage of local amenities, scenic walks along the Thames, and a strong community spirit.



Lechlade is a picturesque Cotswold town offering an array of amenities, from pubs, restaurants and coffee shops to Boutique stores. The recreation ground, tennis courts and local community hall are all within walking distance. The property is a 12-minute drive from Burford and the A40 providing road links to Cheltenham and London. There are several 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.













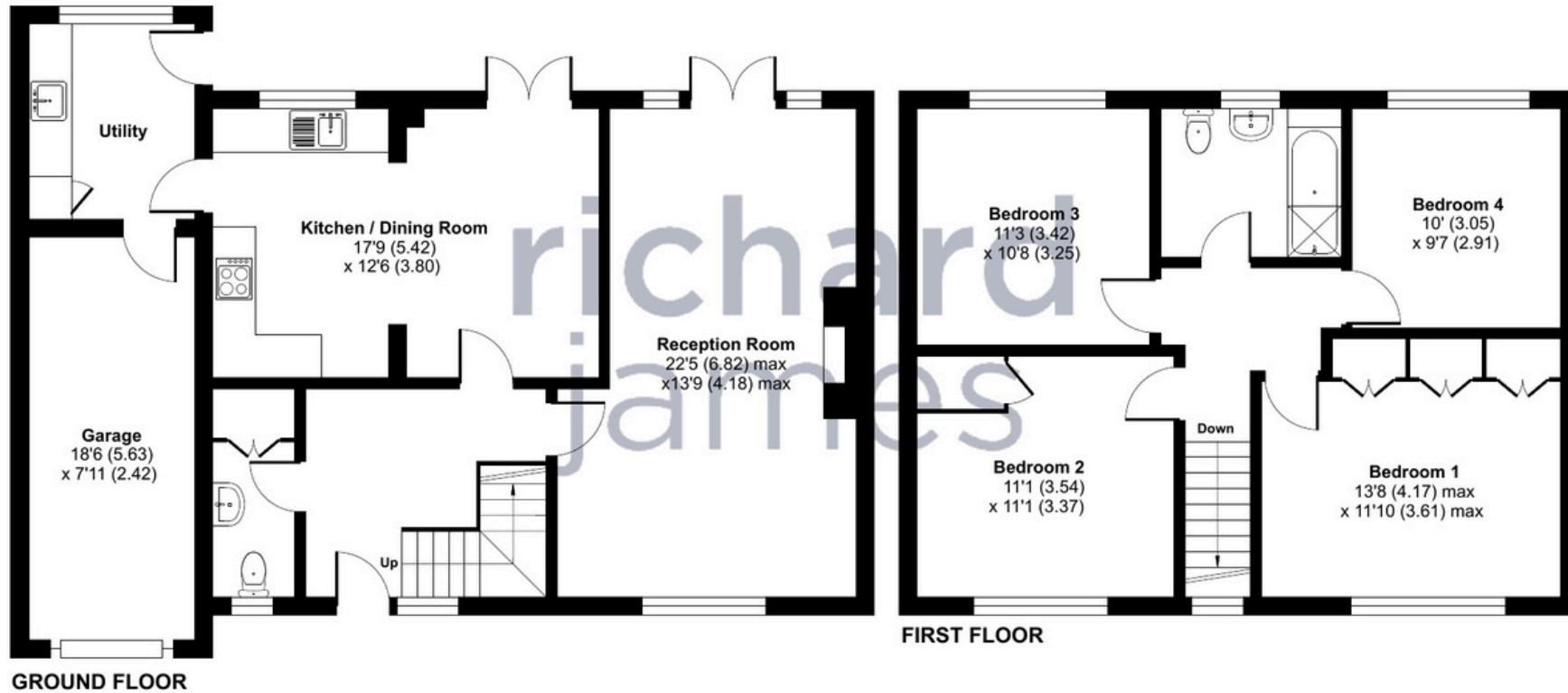
Floorplan

Approximate Area = 1392 sq ft / 129.3 sq m

Garage = 141 sq ft / 13 sq m

Total = 1533 sq ft / 142.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Richard James. REF: 1161303

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