



**PERRINSFIELD**

LECHLADE, GL7 3SD

**PENNY &  
SINCLAIR**



# PERRINSFIELD

LECHLADE, GL7 3SD

**Well-presented three bedroom town house with garage and parking within walking distance of the town centre.**

Immaculately presented • Semi-detached town house •  
Sitting/dining room • Kitchen • Two double bedrooms • Third  
bedroom/study • Family bathroom • Driveway parking and  
garage • Front and rear gardens

---

Fairford 5 miles / Burford 9 miles / Cirencester 14 miles /  
Cheltenham 28 miles / Swindon Railway Station 11 miles (London  
- Paddington approximately 55 minutes)  
(All distances are approximate)

Enjoying a prime position on this well-regarded development built by Westbury Homes, this attractive three storey Town House is immaculately presented throughout. The accommodation comprises; Entrance hall with cloakroom and door to an integral garage which could (subject to the necessary consents) be converted into further accommodation if required. Beyond the hall is a light, bright study/bedroom three which has doors opening to the rear garden. On the first floor there is a generous sitting/dining room and a well fitted kitchen whilst on the second floor there are two double bedrooms and a bathroom with shower/bath. Outside the property benefits from driveway parking and a very pretty frontage and to the rear there is a delightful fully enclosed south west facing garden with paved patio, lawn, gravel pathways and pretty borders. Within walking distance, this development is surrounded by four lakes including a 'hidden' lake and nature reserve, The Amy Richardson Nature Reserve, Lechlade Trout Fisheries lake and Horseshoe Fly Fishing lake.







### **SITUATION**

Perrinsfield is situated on the outskirts of Lechlade a small market town on the River Thames at the southern edge of the Cotswolds. Set in an area of outstanding natural beauty, it is within easy reach of Burford, Cirencester, Swindon, Oxford and Cheltenham. The Market Place at the centre of the town has a monthly market for locally produced foods and there is an excellent range of local shops and amenities including a Health Centre, Barclays Bank, Chemist, Post Office, Library and the Church of St Lawrence dating from 1476. There is a pre-School, Primary School and Farmor's Secondary School located in nearby Fairford.

### **DIRECTIONS (GL7 3SD)**

From Burford, head South on the High Street/A361. Take the third exit at the roundabout continuing on the A361. Proceed for approximately 7 miles. At the roundabout, take the third exit and turn left onto Perrinsfield. Follow Perrinsfield round and the house will be on your right in approximately 150 yards.

### **SERVICES**

Mains electricity, water, drainage and gas are connected. Gas fired central heating.

### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession with Penny & Sinclair.

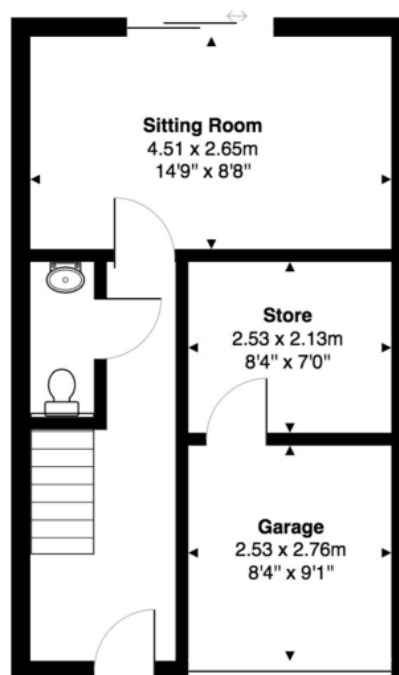
### **LOCAL AUTHORITY**

Council District Council - Tax Band: D

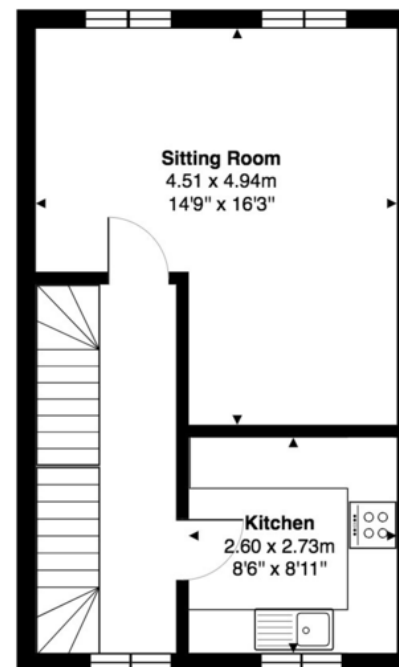
### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair - 01993 220555

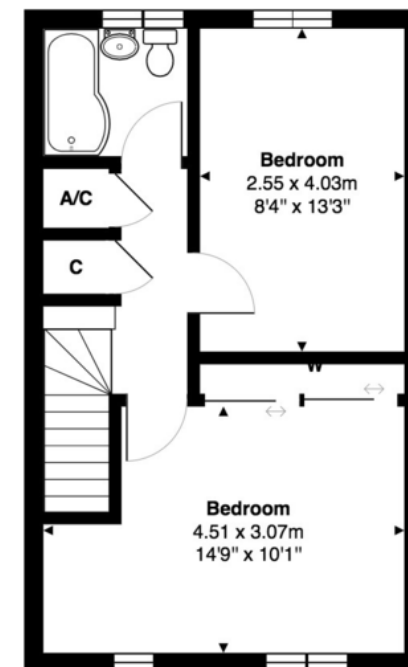




**Ground Floor**



**1st Floor**



**2nd Floor**

**Approximate Gross Internal Area: 105.3 m<sup>2</sup> ... 1133 ft<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

**PENNY &  
SINCLAIR**

**01993 220555**

97 High Street, Burford, Oxfordshire,  
OX18 4QA

[burford.sales@pennyandsinclair.co.uk](mailto:burford.sales@pennyandsinclair.co.uk)

**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.