

4 THE WERN



4 THE WERN, LECHLADE, GL7 3FF

A BEAUTIFULLY PRESENTED FAMILY HOUSE ON THE EDGE OF A WONDERFUL COTSWOLD MARKET TOWN ON THE RIVER THAMES.

LOCATION

Nestled in a peaceful location on the edge of Lechlade, 4 The Wern is a superb family home. Lechlade is a small attractive riverside town to the south of the Cotswolds. This picturesque small town is home to a thriving community, a well-regarded primary school, a superb array of local amenities and leisure activities.

One is spoilt for choice with the fabulous selection of idyllic Cotswold towns and villages which are only a short drive away, with London and its airports accessible in 90 minutes.

Known as the "Capital of the Cotswolds", nearby Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

Fairford, 4 miles away offers a wide range of facilities including a library, a stunning medieval church, a range of shops including a post office, doctor and dentist surgeries, a leisure centre, and a choice of good restaurants and gastro pubs. Burford, 9 miles away, offers various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

Cheltenham is a short drive west and not only offers excellent shopping and dining, it is also host

to fabulous literary, jazz and food festivals, and of course horse racing.

To the east, Oxford offers extensive shopping facilities, cafes, restaurants, theatres and numerous city excursions.

A little further afield is Daylesford Organic Farm Shop set in enchanting grounds with a superb restaurant and deli to suit all tastes; and Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Lechlade's St Lawrence Primary School, Southrop COE Primary School, Farmor's, Hatherop Castle, Cheltenham and Oxford schools, St Hugh's and Pinewood, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Burford, Cirencester, Faringdon, Minchinhampton and Naunton; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

- ENTRANCE HALL • KITCHEN/ BREAKFAST ROOM
- LIVING ROOM • SITTING ROOM • CLOAKROOM
- 4 BEDROOMS • 3 BATH/SHOWER ROOMS
- LANDSCAPED AND PRIVATE GARDEN • TERRACE
- PRIVATE PARKING • DOUBLE GARAGE





DESCRIPTION

4 The Wern has been elegantly refurbished to highlight generous living spaces and an abundance of natural light throughout. The elegant wood floors throughout the downstairs and the newly fitted carpets on the first floor make for an beautiful and immaculately presented home.

The entrance hall leads through to the contemporary kitchen/breakfast room which has been thoughtfully created to allow for open plan living with French doors leading to the terrace courtyard and garden beyond, ideal for indoor/outdoor living in the warmer months. Beautifully equipped with a Rangemaster and recently remodelled kitchen units, this is clearly the heart of the home and a fabulous space to entertain family and friends.

Across the hallway is the living room with a fireplace, making this is a comfortable and inviting room in which to relax and unwind. Down the hallway is a further sitting room. This is a versatile room, currently used as a second seating area, easily able to lend itself to be a home office or even a child's playroom.

A handy cloakroom is a useful addition to the downstairs living space.

Upstairs are four double bedrooms including the master bedroom with an en suite shower room, a family bathroom across the landing and a separate shower room. The bedrooms are bright and light with views to the front of the house and overlooking the garden. Each bedroom provides discreet and generous built in wardrobe space.

There is private parking for two cars to the rear of the house and a generous double garage which provides ample additional parking and storage space.

The south and westerly facing private garden is a haven of peace and tranquillity. Beautifully designed, it is predominantly laid to lawn with colourful herbaceous borders and climbing roses. The terrace overlooking the garden is a wonderful spot for al fresco dining and entertaining.

FAIRFORD 4 MILES
 BURFORD 9 MILES
 CIRENCESTER 12 MILES
 SWINDON 12 MILES (LONDON PADDINGTON
 55 MINS)
 CHELTENHAM 28 MILES
 OXFORD 25 MILES
 ALL DISTANCES AND TIMES ARE APPROXIMATE

GENERAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage.
 Gas-fired central heating.

Postcode: GL7 3FF.

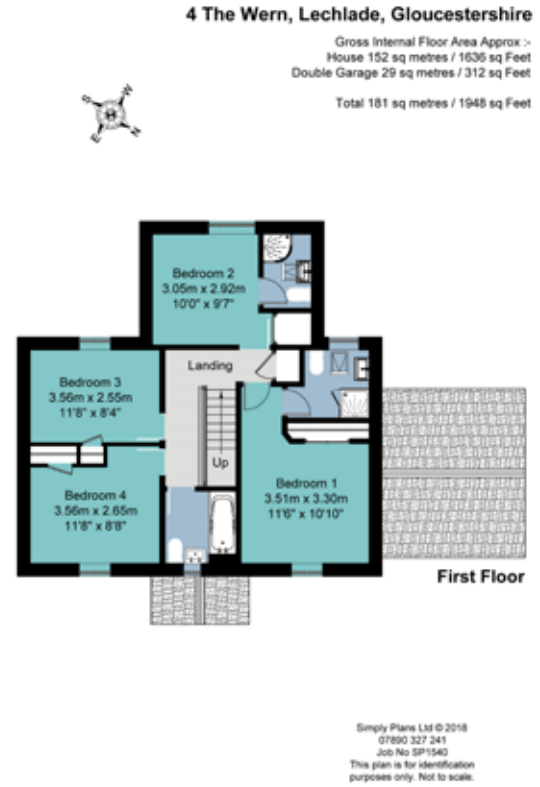
Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities

Cotswold District Council, Trinity Road,
 Cirencester, Gloucestershire. Tel: 01285 643000.
 Council Tax Band F.





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