



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



### Directions

### Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

### EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Rowan Cottage Thames Street, Lechlade, GL7 3AG

£2,950 Per Month

- Newly renovated
- 3 bedrooms
- Garage
- Family Home
- Long term let
- Manageable garden

# Rowan Cottage Thames Street, Lechlade GL7 3AG

Lechlade is a picturesque market town in Gloucestershire, nestled along the River Thames near the borders of Oxfordshire and Wiltshire. Surrounded by rolling countryside, water meadows, and lakes, it combines peaceful rural charm with plenty of outdoor activity, making it popular for walking, boating, fishing, and wildlife spotting. The Thames Path passes through the town, drawing in nature lovers and visitors year-round. At the heart of the town is a traditional market square lined with historic buildings, independent shops, cosy pubs, cafés, and a well-stocked garden centre. A strong sense of community runs through Lechlade, with regular local events held at the Memorial Hall and riverside venues. Nearby, the scenic St. John's Lock and Lechlade's historic churches add character and cultural interest.

For day-to-day shopping, the town has a two local grocery shops including Nisa & Budgens, with larger supermarkets such as Asda in Carterton and Waitrose in Faringdon just a short drive away. Families with young children benefit from St Lawrence Church of England Primary School, located centrally in the village and known for its welcoming ethos and active role in the community.

Lechlade is surrounded by a number of idyllic villages including Buscot, Kelmscott—home to the Arts & Crafts heritage site Kelmscott Manor—and Langford, all offering scenic walks and rural charm. Slightly further afield, the historic towns of Fairford, Burford, and Faringdon provide additional amenities, shopping, and dining options, as well as attractions like Fairford's ancient church and Burford's high street. The wider area also boasts access to the Cotswold Water Park, offering paddleboarding, birdwatching, and nature reserves. With its rich mix of heritage, natural beauty, and vibrant village life, Lechlade offers a wonderful balance of tranquillity and activity in the heart of the English countryside.



Council Tax Band:



Rowan Cottage is a beautifully finished three-bedroom Cotswold stone home, perfectly positioned on Thames Street in the centre of Lechlade-on-Thames — an attractive market town on the edge of the Cotswolds. Offering over 1,500 sq ft of living space including a detached garage, this charming property is full of character, thoughtfully updated, and ideally suited to those seeking a peaceful countryside lifestyle with all the benefits of a well-connected and vibrant local community.

The ground floor opens into a generous entrance hallway leading through to a large, dual-aspect reception room with a feature fireplace and soft neutral decor. Adjacent is a bright and well-equipped kitchen featuring shaker-style units, solid worktops, integrated appliances, and plenty of space for a breakfast table or informal dining. A separate study provides an excellent work-from-home setup or flexible space for hobbies or a playroom. The utility room offers further convenience, housing laundry appliances and extra storage. Downstairs is completed by a WC and hallway storage.

Upstairs, the property comprises three well-proportioned bedrooms. The principal bedroom is generously sized with a newly fitted en-suite, bedroom two also offers ample space and natural light. The third bedroom makes for a perfect child's room or second study. The family bathroom is cleanly presented with contemporary fittings.

Outside, the enclosed rear garden is private and manageable, bordered by classic stone walls and mature planting, offering a quiet retreat with room to enjoy outdoor dining. There is off-street parking on a gravelled driveway in front of a single garage, which provides additional storage or secure parking.

Lechlade itself is a thriving riverside town known for its historic charm, riverside walks, and strong community atmosphere. Just steps from the house, the high street offers independent shops, tearooms, traditional pubs, and a selection of local amenities including a local grocery shops, pharmacy, butcher, and seasonal markets. The River Thames and St. John's Lock are both within a few

minutes' walk, offering paddleboarding, kayaking, and access to the scenic Thames Path. Nearby villages include Kelmscott, home to Kelmscott Manor, and Buscot, with its National Trust parklands and river swimming spots. The larger towns of Faringdon, Burford, and Cirencester are all within a 15–25 minute drive.