

London Road,
Fairford, Gloucestershire, GL7 4AR



Four bedroom detached house | Dual aspect sitting room
Kitchen/breakfast room | Large 18 foot dining/hallway
Two additional reception rooms | EPC D

Guide Price £510,000

London Road, Fairford, Gloucestershire, GL7 4AR



4 Bedrooms



1 Bathroom



4 Receptions

A large and spacious four bedroom detached family home, set back from the London Road, enjoying a non-estate location near to local facilities and amenities.

The property has been extended and remodelled and now provides well-proportioned, comfortable and spacious living accommodation. The downstairs accommodation is accessed via the entrance porch which leads to a re-fitted cloakroom and an 18' dining hall. There is a well-proportioned dual aspect sitting room with patio doors leading to the rear garden and a door leading to a TV room, which further leads to the integral garage. The kitchen is fitted with a wide range of units with granite work surfaces, an inbuilt dishwasher, Siemens induction hob, Siemens double electric ovens, microwave and warming drawer. There also space for a fridge/freezer, breakfast table and the door to the rear garden. The adjacent utility room is of a good size with space for further appliances and further leads to an office/study.

At first floor level there is a spacious master bedroom with fitted wardrobes, there are three further bedrooms and a family bathroom which is fitted with a modern white suite featuring a Jacuzzi bath and separate shower.

Externally the property is approached via a gravelled driveway providing ample parking space and access to the integral single garage. A side gate provides access to the enclosed and private rear garden which is mainly laid to lawn with some beds and a lovely patio and decked area.

The property also has UPVC double glazed windows and a gas fired central heating system supplies radiators.

Amenities

Fairford is an attractive market town situated on the edge of the Cotswolds in the beautiful Coln Valley. It is located within the Cotswold Water Park, offering a wide range of water and land based activities and nationally recognised as an important conservation and wildlife study area.





The town has an active local community and benefits from a range of shops in the centre of the town where there is ample free parking. There is also a regular market every Wednesday. St Mary's Church is beautiful dating back to 1497 and boasts that its stained glass windows are 'the only complete set of late medieval glass in a parish church in the country'.

There is good state schooling available for children of all ages, from reception to completing A levels. There are also independent schools in surrounding areas.

Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre, a cottage hospital and many local clubs and organisations.

Directions

From our office in Silver Street follow the A417 to Fairford. On entering Fairford continue over the bridge, past the market square and the rank of shops on the right hand side. After Manor Close the property is the 8th house on the left hand side. There are dry stone walls and the driveway is shared with next door.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

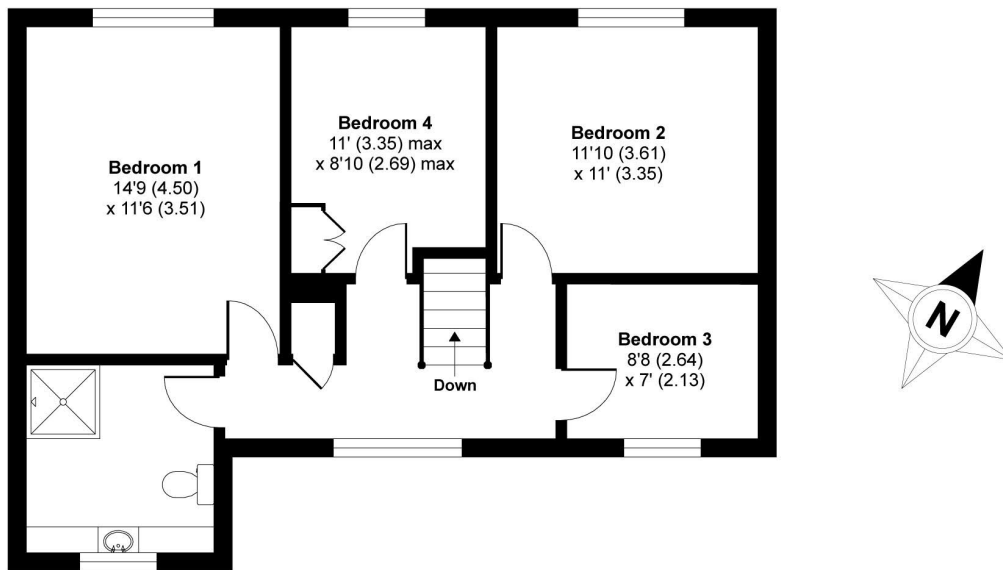
Cotswold District Council

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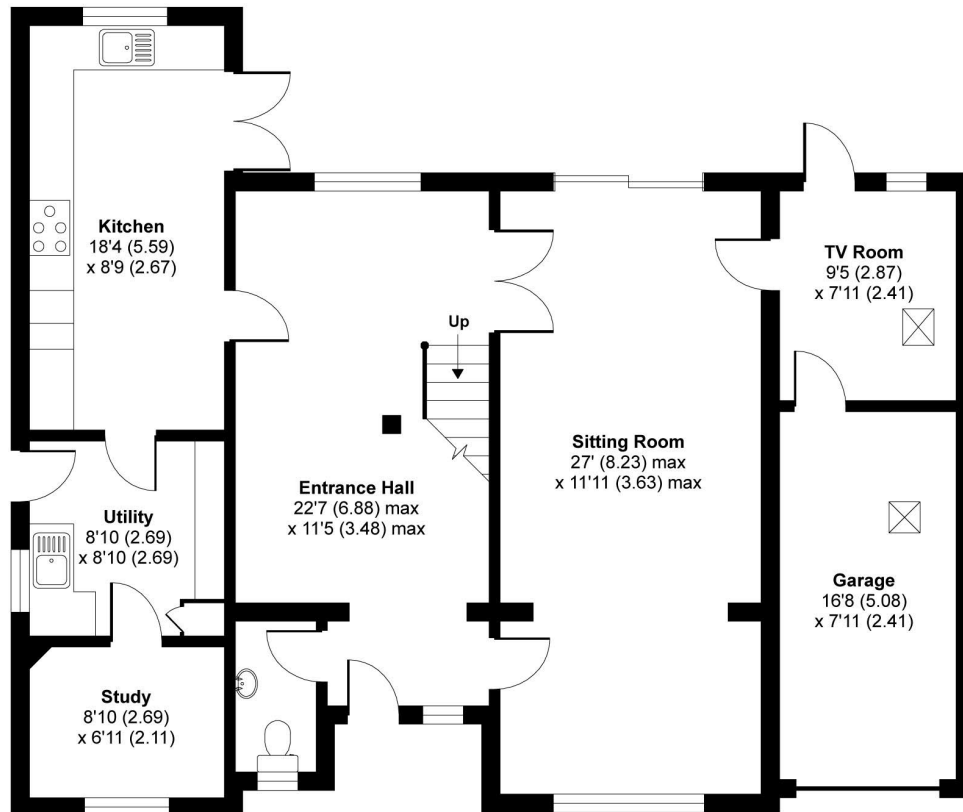


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APPROX. GROSS INTERNAL FLOOR AREA 1835 SQ FT 170.5 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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