

Groves Place,
Fairford, GL7 4BJ



Three spacious bedrooms | Farmington Stone build
Master bedroom with en-suite bathroom | Single garage
Large kitchen/breakfast room | EPC C

£450,000

Groves Place, Fairford, GL7 4BJ



3 Bedrooms



2 Bathrooms



3 Receptions

A very attractive three bedroom detached house, built by Beaufort Homes in maturing Farmington stone, approximately twelve years ago, and enjoying an idyllic setting backing onto the River Coln, enjoying a lovely aspect and situated in a small and private cul-de-sac.

The property is ideally placed in the centre of Fairford, near to local facilities and amenities. It is quietly tucked away and has accommodation over two floors.

Approached into an entrance hall, there is a cloakroom, sitting room with fireplace, dining room with glazed door to the garden and a large kitchen/breakfast room is well-fitted and has an integrated fridge/freezer and dishwasher. There is a sun room accessed from the sitting room with an open high ceiling and access to the garden.

At first floor level the master bedroom has an en-suite shower room, there are two further bedrooms and a main bathroom, that has been reconfigured to provide a

contemporary shower room with a very large shower.

The gardens are beautifully managed and well-tended and have an excellent open plan aspect onto the River Coln, and there is a driveway behind the property and a single garage, that has a personal door into the garden.

In addition, there is a gas central heating system supplying radiators. There are sealed unit double-glazed windows and an alarm system.

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 Cirencester, follow the A417 through Ampney Crucis and Poulton into Fairford. Continue along the main road and Groves Place is the second turning on the right before the bridge. The house is at the end of the cul-de-sac on the left hand side.

Services & Tenure

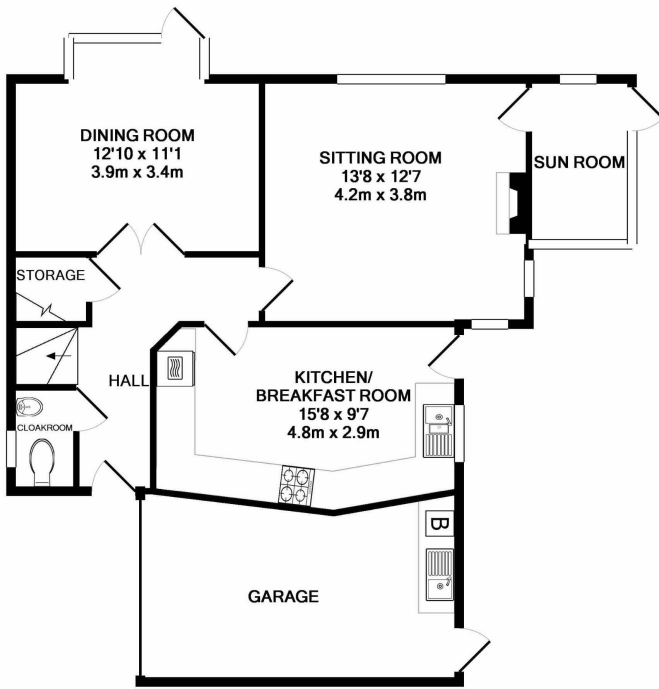
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

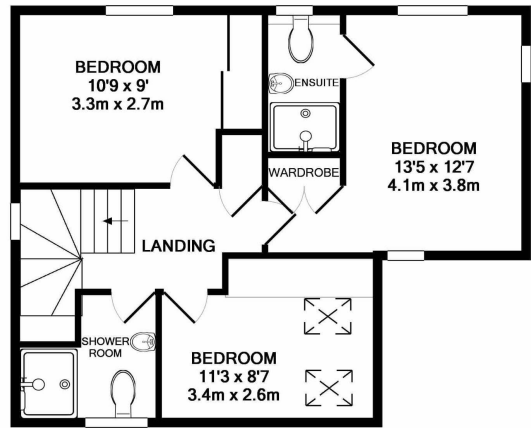
Cotswold District Council

Ref: CIR3728/MR/61020101





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.9 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
 T: 01285 655355
 E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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