

# BROADWATER HOUSE

Fairford, Gloucestershire



MOORE ALLEN  
& INNOCENT

## BROADWATER HOUSE

Fairford Gloucestershire      £ 5,500 pcm

Presenting an exquisite 6-bedroom detached family home, complemented by a separate 1-bedroom annex, nestled within picturesque walled gardens offering captivating vistas of the serene River Coln. This distinguished residence epitomizes refined living, boasting expansive and luminous interiors where principal living spaces and bedrooms alike luxuriate in sweeping panoramas of the river and verdant countryside.

Approached via a discreet drive, the property unfolds to reveal a delightful tennis court and meticulously landscaped gardens, leading to a generous parking enclave. The ground floor unveils four gracious reception areas, harmonizing effortlessly with a capacious kitchen/dining room, utility space, and cloakroom. Ascend the staircase to discover 6 generously proportioned bedrooms 2 of which offer En-suite bathrooms, alongside the family bathroom with separate shower enclosure.

Externally, the gardens envelop the residence, bestowing a tranquil ambiance within easy reach of Fairford's vibrant amenities. Contact us now to arrange a viewing experience that promises to unveil the timeless and captivating allure of this extraordinary home.

### Close to Home

Fairford is a most attractive historic market town which straddles the River Coln and is surrounded by beautiful Cotswold countryside. The town has an active local community and offers an excellent cross-section of shops and facilities including doctor's surgery, dentist, post office, restaurants, public houses, butchers, grocery store and library. There is also a regular market every Wednesday. The town's leisure and schooling facilities include a sports centre, children's playground, library, youth and community centre as well as popular and highly regarded primary and secondary level schools.



Fairford is located within the Cotswolds Area of Outstanding Beauty (AONB) and situated in the eastern section of the Cotswold Water Park, an extensive complex of over 100 lakes created from gravel extraction. The Water Park offers a wide range of water and land-based activities and is also nationally recognised as an important conservation and wildlife study area. The area is an excellent base for the many Cotswold and river walks available in the locality whilst more formal leisure opportunities include racing at Cheltenham, polo at Cirencester and Westonbirt, and a good availability of public and private golf courses, shooting and equestrian facilities

Fairford is situated approximately 8 miles east of Cirencester which provides a wider selection of retail and recreational facilities, and some 12 miles north of Swindon with its access to the M4, while the main regional centres of Cheltenham and Oxford are easily accessible via the A40. Direct rail services to London are available from Swindon or Oxford Stations in c. 55 minutes.





### Services

We understand that mains electricity, water, drainage and telephone are connected. There is an LPG gas-fired central heating and hot water system.

**Council Tax - Band E**

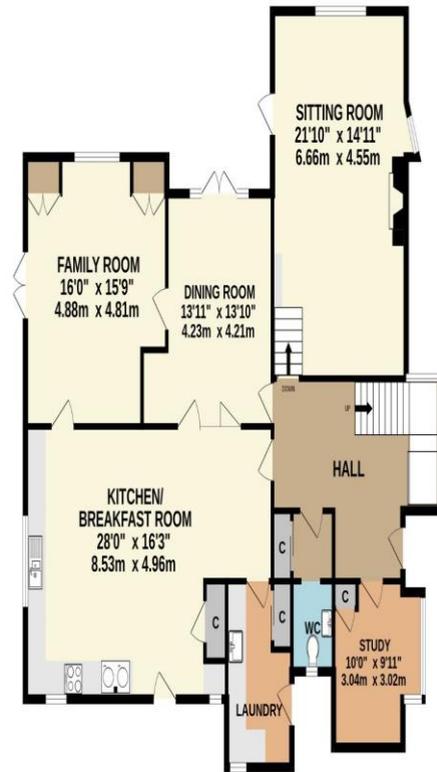
**EPC – Band D (tbc)**

**Viewings** are strictly by appointment via the Agent: **Moore Allen & Innocent**



33 Castle Street, Cirencester  
Gloucestershire, GL7 1QD  
01285 648 118 [lettings@mooreallen.co.uk](mailto:lettings@mooreallen.co.uk)

GROUND FLOOR  
1557 sq.ft. (144.6 sq.m.) approx.



1ST FLOOR  
1495 sq.ft. (138.9 sq.m.) approx.



ANNEXE  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 3512 sq.ft. (326.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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