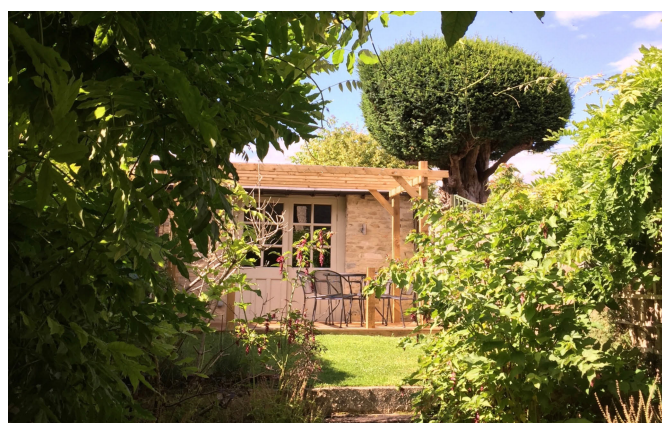


Perry Bishop
and Chambers

the agent who keeps you informed

Milton Street,
Fairford, Gloucestershire, GL7 4BN



Cotswold stone mid terraced cottage | Two double bedrooms
No onward chain | Original flagstone floor
Cottage garden overlooking the church | EPC E

£325,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Milton Street, Fairford, Gloucestershire, GL7 4BN



2 Bedrooms



1 Bathroom



1 Reception

Bags of charm, period features with a contemporary style – if this is your style then this is the property for you. Traditional from the outside but contemporary on the inside this charming cottage, formerly a bakery, in the sought after village of Fairford is a must see.

Approached into the sitting room the most striking aspect of this cottage becomes apparent, light and airy with exposed stone walls and solid wooden floors, the large fireplace with wood burning stove welcomes you to explore further.

The kitchen continues to charm with the original flagstone floor, a bespoke fitted kitchen with solid oak work surfaces and space for appliances and a table and chairs. The back door leads out to the cottage garden. There is plenty of under stairs storage and a utility cupboard.

Upstairs there is a wide and welcoming landing, perfect for a small home office or cosy reading chair. The contemporary bathroom has a designer thermostatic bath with shower over, heated towel rail and is finished with Travertine tiles.

The master bedroom has fitted storage and an appealing window seat overlooking the front, upstairs there is a further double bedroom, with exposed stone walls and beams.

Outside there is a delightful cottage garden, laid to gravel close to the house with reclaimed railway sleepers to a grassed area where there are lovely views across to the church. At the end of the garden is a summerhouse which could be fitted out to become a home office, it already has power and light and would not require much work to make it an all-weather building. Outside there is a decked area with lighting within.

The property is currently being used as a successful holiday letting business; this can either be sold as a going concern or for use as a primary residence. Please be aware that we may be restricted to viewing times as the cottage will not be available to view when there are bookings in.

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 proceed along the A417 through Poulton and into Fairford, follow the road past The Marlborough Arms and the property can be found on the left hand side before the bridge.

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

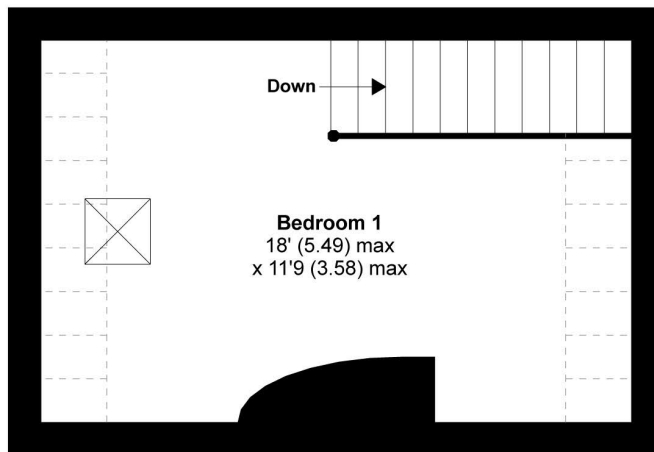
Cotswold District Council

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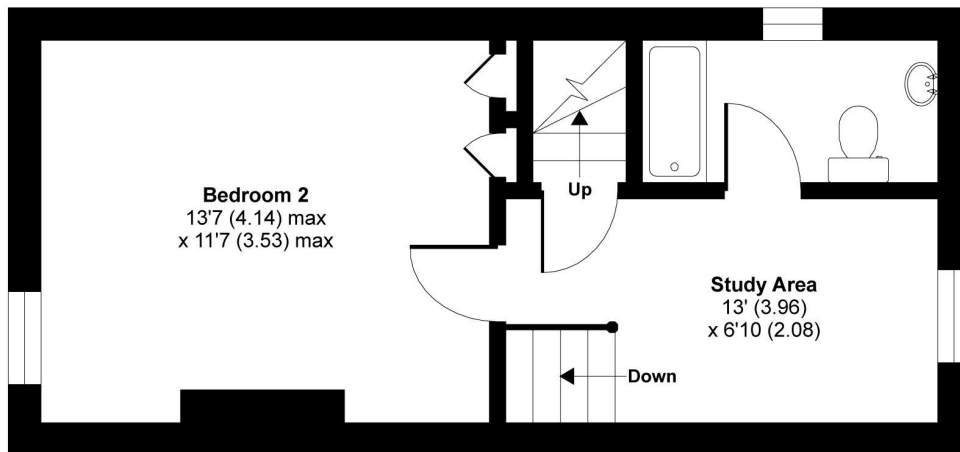


Wishbone Cottage, Milton Street, Fairford, GL7

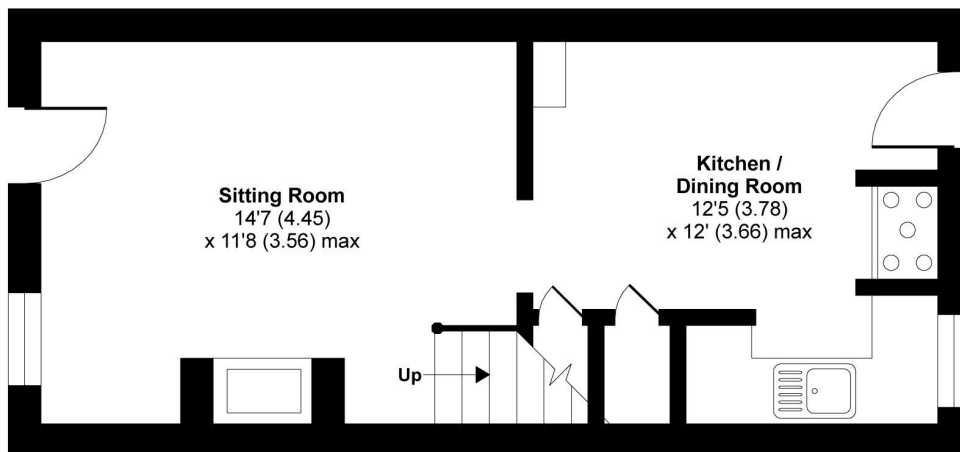
APPROX. GROSS INTERNAL FLOOR AREA 804 SQ FT 74.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR



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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