

Sunhill Close,
Fairford, Gloucestershire, GL7 4LY



Four double bedrooms | Countryside views
Sitting room with double doors into the garden | Chain free
Large kitchen/dining room | EPC C

£595,000

Sunhill Close, Fairford, Gloucestershire, GL7 4LY



4 Bedrooms



2 Bathrooms



3 Receptions

A beautifully presented and very impressive spacious and attractive four bedroom detached home, built approximately ten years ago to a very high standard and specification, providing a very pleasant and comfortable home.

The property is attractively situated on the outskirts of a well-regarded market town, within easy reach of local facilities and amenities, yet also being close to open countryside and backing onto fields.

The accommodation is approached into a welcoming and spacious reception hall. There is a cloakroom and a large under-stairs cupboard. The dual aspect sitting room is an excellent room with a fireplace and gas wood burner style stove and French doors onto the private rear garden. The kitchen/dining room is a very attractive open plan room with granite work surfaces, extensive cupboards and integrated appliances to include fridge, freezer and dishwasher and space for appliances. Within the open plan kitchen, from the dining area, are French doors onto the rear garden, and

there is also a useful utility room and a study overlooking the front.

An American oak staircase leads to the first floor. The master bedroom is a particularly impressive room with an excellent aspect across open countryside, and there are large wardrobes and an en-suite bathroom fitted to an excellent standard.

There are three further well-proportioned bedrooms with the rear bedrooms enjoying the views across the garden and fields, and a family bathroom has a bath and a separate shower.

Outside, the property is approached via a small gate and front dry stone walling. There is a side gate leading to an enclosed and private rear garden.

In addition, the property has a single garage and driveway parking with a further additional parking space in front of the



house.

Honeymead benefits from gas central heating supplying radiators upstairs and underfloor heating to the ground floor, and sealed unit timber-framed double-glazed windows.

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. As you approach Fairford take the first left into Coronation Street and then the third left into Welsh Way. Follow the road and Sunhill Close can be found on the left hand side towards the edge of the village.

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: CIR3934/MM/71028032

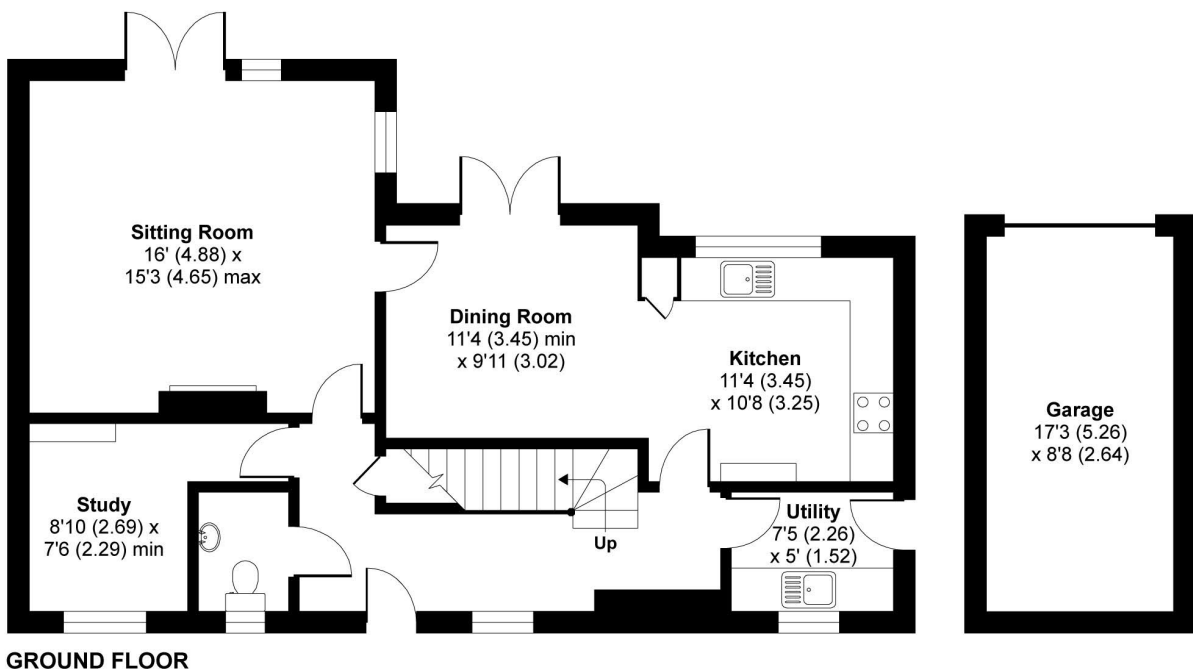
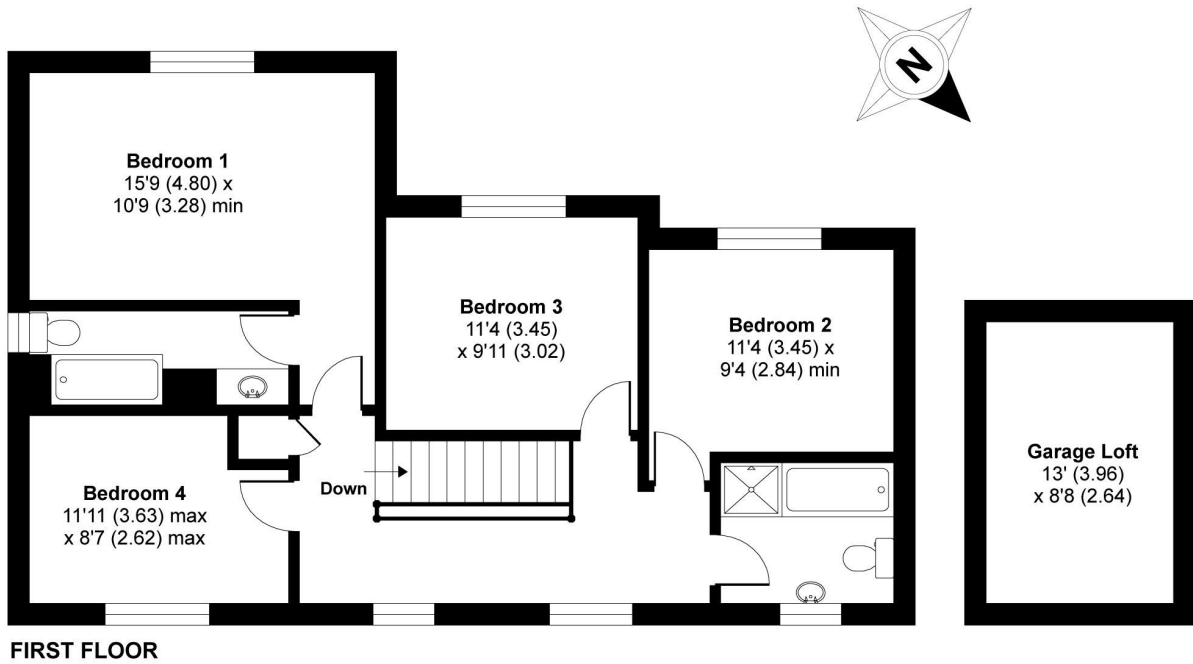






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APPROX. GROSS INTERNAL FLOOR AREA 1866 SQ FT 173.3 SQ METRES (INCLUDES GARAGE & LOFT)



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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