



AN INDIVIDUALLY DESIGNED FOUR BEDROOM DETACHED LOCATED IN FAIRFORD

NEWLAND HOUSE, HORCOTT ROAD,
FAIRFORD, GLOUCESTERSHIRE, GL7 4DD

Freehold: £650,000

Ridgeway

ENTRANCE PORCH

Entrance door with leaded lights and sidescreen. Tiled flooring. Coach light. Obscure glazed panelled door and sidescreen.

ENTRANCE HALL

Staircase to first floor. Understairs cupboard. Radiator. Window to front.

SHOWER ROOM

Obscure glazed window to front. Suite comprising of a shower cubicle, vanity unit and WC. Tiled surrounds and flooring. Radiator. Shaving point.

SITTING ROOM

Window to front. Cotswold stone functional fireplace. Three radiators. Television point. Archway to dining room.

DINING ROOM

Window to rear. Radiator.

CONSERVATORY

Of uPVC construction. Doors to garden. Wooden flooring. Radiator. Ceiling fanlight. Two coach lights.

KITCHEN/BREAKFAST ROOM

Window to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Five ring Neff gas hob with extractor above. Built in Bosch oven. Integrated Bosch dishwasher. Integrated Neff fridge.

UTILITY ROOM

Part obscure glazed door to side hall. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Water softener. Tiled splashbacks. Fitted cupboards.

SIDE HALL

Half obscure glazed door to front. Half glazed door to garden. Tiled flooring. Recess shelving.

CLOAKROOM

Window to rear. Suite comprising of a low level WC and vanity unit. Tiled splashback and flooring. Radiator.

UTILITY ROOM

Window to rear. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks and flooring. Space and plumbing for automatic washing machine. Further utility space. Radiator.

LANDING

Three windows to the front. Roof access. Radiator.

MASTER BEDROOM

Window to rear. Good range of fitted wardrobes. Radiator. Television point. Built in shoe cupboard.

EN SUITE BATHROOM

Window to front. Suite comprising of a panelled bath with shower above, vanity unit and WC. Tiled surrounds. Radiator. Shaving point.

BEDROOM THREE

Window to rear. Radiator. Fitted wardrobe.

BEDROOM FOUR



Window to rear. Radiator.

BATHROOM

Obscure glazed windows to front and side. Suite comprising of a panelled bath with mixer tap shower, vanity unit and WC. Ladder radiator. Tiled surrounds.

INNER LANDING

A corridor leads from the main landing to bedroom two. Built in airing cupboard.

BEDROOM TWO

Window to front. Two radiators.

DOUBLE GARAGE

With up and over powered door. (We have been advised that the gears need adjusting). Double doors to rear. Wall mounted Worcester boiler for domestic hot water and central heating.

OUTSIDE

To the front, double gates give access to a gravelled driveway with parking and turning for several vehicles. Laid to lawn with cultivated borders. Paving across the frontage. Side pedestrian access. There is a concealed area suitable for bins or additional parking.

The rear garden is south westerly facing and laid mainly to lawn. Various trees and shrubs. Large patio with awning. Outside light. Outside tap.

WORKSHOP

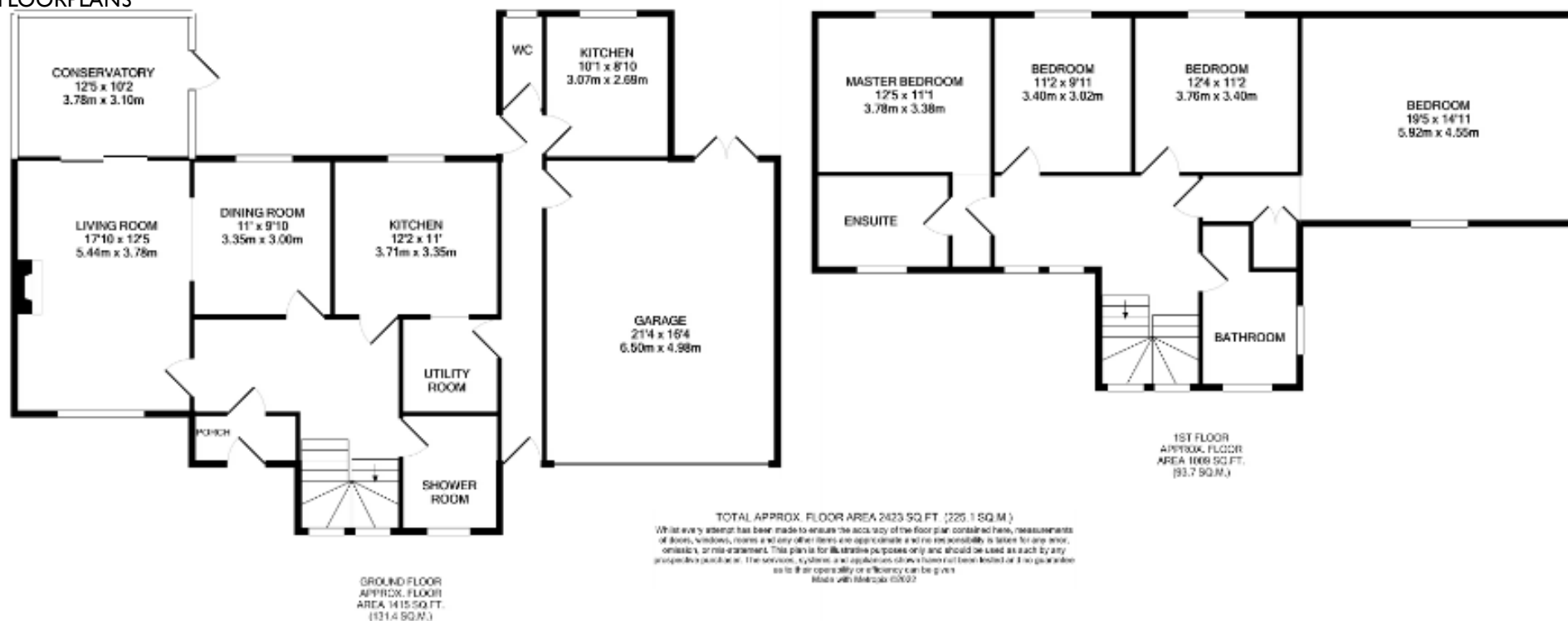
Of timber construction, this has been split to provide the main workshop with a garden store behind, both separately accessed.

FAIRFORD

Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, cottage hospital and a weekly market.



FLOORPLANS



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.