



A FOUR BEDROOM DETACHED LINDEN HOME LOCATED IN FAIRFORD

9 SARAH THOMAS WALK, CIRENCESTER ROAD,  
FAIRFORD, GLOUCESTERSHIRE, GL7 4FE

**Ridgeway**

#### ENTRANCE HALL

Entrance door with obscure glazed panel. Tiled flooring. Staircase to first floor. Understairs cupboard. Radiator.

#### CLOAKROOM

Suite comprising of a low level WC and a pedestal wash basin. Tiled splashbacks and flooring. Radiator.

#### STUDY/DINING ROOM

Window to front. **This room was described as the dining room when built with its double doors from the hallway.** Radiator.

#### SITTING ROOM

Window to front. Television point. Radiator.

#### KITCHEN/DINING/FAMILY ROOM

Bi fold doors to the garden. Window to rear and half glazed door to side. Tiled flooring. Two radiators. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a worksurface with cupboards below. Further range of fitted wall and base units. Six ring AEG hob with a splashback panel and extractor hood above. Two built in AEG ovens. Integrated dishwasher and fridge/freezer. Cupboard housing a Potterton boiler for domestic hot water and central heating. There is a utility area with worksurface and space below for a washing machine and a tumble dryer.

#### LANDING

Roof access. Radiator. Built in airing cupboard.

#### MASTER BEDROOM

Window to front with views across fields. Fitted wardrobes with mirrored sliding doors. Radiator.

#### EN SUITE SHOWER ROOM

Velux window to front. Suite comprising of a shower cubicle, low level WC and wall mounted wash basin. Tiled surrounds and flooring. Shaving point. Ladder radiator.

#### BEDROOM TWO

Window to front with views across fields. Built in wardrobe with mirrored doors. Radiator.

#### BEDROOM THREE

Window to rear. Radiator.

#### BEDROOM FOUR

Window to rear. Radiator.

#### BATHROOM

Velux window to rear. Suite comprising of a panelled bath with mixer tap shower, wall mounted wash basin and low level WC. Tiled surrounds and flooring. Shaving point. Ladder radiator.



#### OUTSIDE

The front garden is enclosed by a Beech hedgerow. A paved path leads to the entrance. Laid to lawn with flower borders. The rear garden is enclosed by a Cotswold stone wall and timber fencing. Laid to lawn with borders. Two patio area connected by a paved pathway. Outside tap. Rear pedestrian access.

#### GARAGE AND PARKING

Up and over door. There is a block paved driveway for off road parking.

#### 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.

#### Additional Information

**Tenure:** Freehold

**Services:** All mains services

**Local Authority:** Cotswold District Council

**Council Tax Band:** E

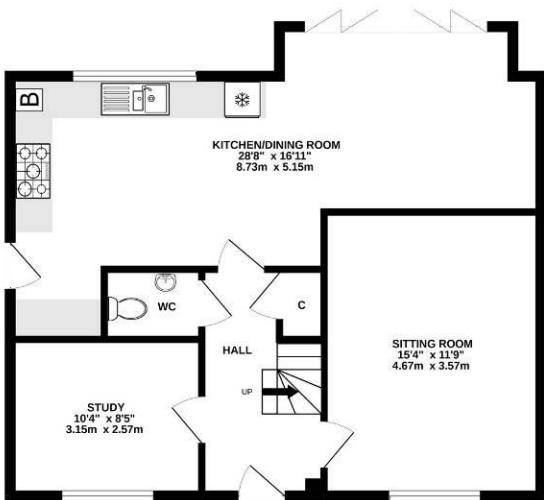
**Directions:** From the Market Place, turn right towards Cirencester. Go through the crossroad and Sarah Thomas Walk will be found on the right.

**Viewing:** Strictly by appointment with Ridgeway Estate Agents.

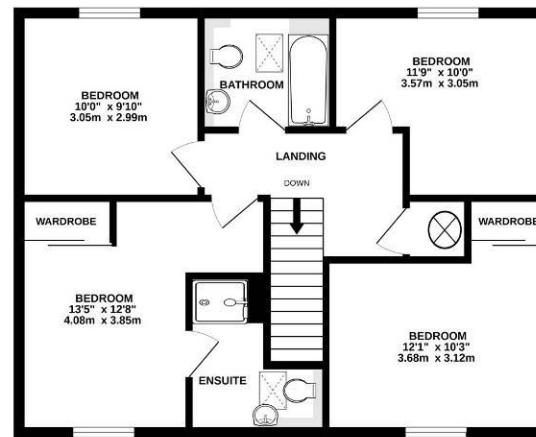


## FLOORPLANS

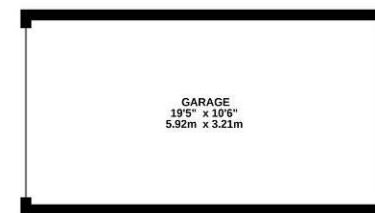
GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



GARAGE  
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1296sq.ft. (120.4 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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## Ridgeway Fairford

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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 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.