



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



THE WHITE HOUSE

Fairford

# The White House, Fairford, GL7 4AQ

## A stunning Grade II Listed Georgian townhouse in the heart of Fairford

### Location

The White House is located in the heart of beautiful Fairford, a popular and historic market town in the Cotswolds. This thriving community benefits from a wide range of facilities including a library, the Palmer Hall which hosts a variety of local events throughout the year, a beautiful medieval church, a range of shops including a post office, doctors, dentist and leisure centre, and a choice of good restaurants and gastro pubs. The town has a wonderful community spirit, evident from the wide range of clubs and societies on offer.

Known as the "Capital of the Cotswolds", nearby Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

Delightful Burford is a short drive away and is home to the renowned Burford Garden Centre, excellent shopping and restaurants.

The area offers a superb choice of schooling with an outstanding selection of state and grammar schools, as well as a wide range of impressive private schools, such as Hatherop Castle, Beaudesert Park, Westonbirt, Powells, Cheltenham College, Pate's, St Hugh's, Malborough College, Pinewood and Fairford's own Farmor's School, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

Cirencester 9 miles - Burford 12 miles - Swindon 14.5 miles (London Paddington 60 mins) - M4 (Junction 15) 18 miles - Cheltenham 26 miles.

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All distances and times are approximate

Entrance hall • Dining room • Living room • Kitchen/ Breakfast room  
Garden room • Cloakroom • 4 Bedrooms • 3 Bathrooms • Enclosed landscaped garden • Garage • Outbuildings • Private parking







## Description

The White House is a sensational semi-detached Grade II Listed Georgian townhouse believed to date back to the 18th Century. The front façade is both striking and beautiful with sash windows and steps up to the recessed front door. The current owners have cherished this home for the last five decades and it is very much a home with soul and character.

The hallway, with original flagstone floor, leads to the downstairs reception rooms. The dining room is bathed in natural light with two large sash windows. The sisal floor works beautifully with the feature wall paneling and makes this a wonderful room in which to entertain family and friends.

The kitchen/ breakfast room is ideal for everyday dining. The kitchen, with original tiled floor, is well laid out to provide ample storage and work top space. The garden room off the kitchen is a bright and light room and is perfect for morning coffees in the summer months overlooking the garden.

The wet room/shower room is a great addition to the downstairs living space.

Upstairs, the first floor comprises the sitting room which is a generously proportioned room with

sash windows and open fireplace. This room is fabulous when hosting guests and equally a peaceful room in which to relax and unwind with a good book.

Across the landing is the master bedroom which overlooks to stunning garden and has an en suite bathroom. There are three further bedrooms on the second floor and a family bathroom. All the bedrooms are well proportioned and have a lovely welcoming feel to them.

The enclosed garden is a true haven of peace and tranquillity in the heart of town. It is truly magical and offers both space and privacy. The garden is predominantly laid to lawn interspersed with colourful herbaceous borders and a variety of specimen trees.

There is a selection of outbuildings which subject to obtaining the necessary consents could be converted to provide further accommodation.

To the side of the house is a store alongside the car port and garage. There is also off-road parking for one car.

## General Information

**Tenure:** Freehold. Grade II Listed.

**Services:** Mains water, drainage and electricity. Oil-fired central heating.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

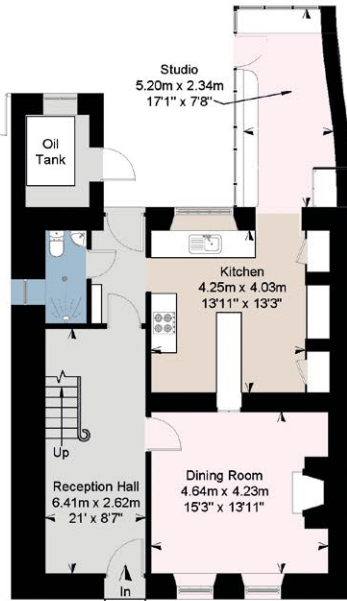
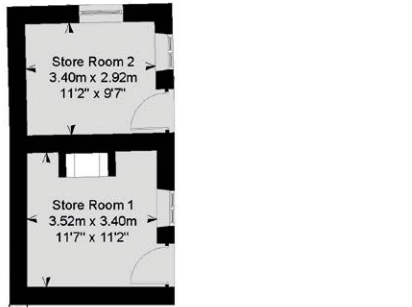
**Fixtures and Fittings:** Some mentioned in

these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

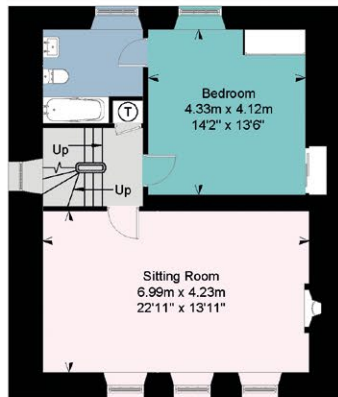
**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band E. EPC rating E.



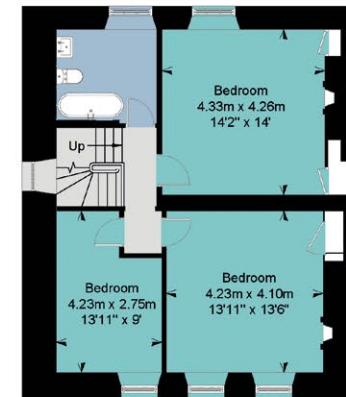




Ground Floor



First Floor



Second Floor

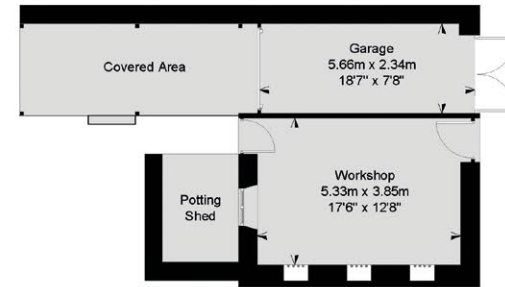


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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard  
Outbuildings  
Not Shown In Actual Location Or Orientation

**The White House, London Street, Fairford, Gloucestershire**

	Approximate IPMS2 Floor Area
House	208 sq metres / 2239 sq feet
Garage / Workshop	34 sq metres / 366 sq feet
Store Rooms	22 sq metres / 237 sq feet
Oil Tank Room	4 sq metres / 43 sq feet
<b>Total</b>	<b>268 sq metres / 2885 sq feet</b>



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