



Cotswold Cottage London Road, Fairford – GL7 4AN

Fairford – Cotswold's- Gloucestershire

Guide Price £625,000

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property.com

Cotswold Cottage London Road

Fairford - Cotswolds Gloucestershire

A simply stunning detached period cottage located just off London Road in a tucked away setting accessed along a gravel driveway. This generous family home has been lovingly remodelled and updated to promote a modern lifestyle with versatile accommodation over two floors. Set in a central Fairford position with ease of access to the bustling high street and variety of amenities and also within striking distance of the picturesque Mill over the river Coln and St Mary's Church with infamous stained glass windows.

Cotswold Cottage embraces the old and the new with sympathetic styling and modernisation throughout. The current owners have changed the position of the kitchen and created a stylish and contemporary kitchen breakfast room, they have also created a ground floor shower room to offer the flexibility of modern family life. The living room looks out to the rear of the property and over the mature gardens to both side and rear elevations.

Complimenting this is the dining room or reception room that leads to the rear lobby and rear elevation. The First Floor is deceptively spacious with FOUR generous bedrooms and a delightful family bathroom.

A summary of accommodation briefly comprises: Entrance Hallway, Kitchen Breakfast Room, Ground Floor Shower Room, Living Room, Dining Room PLUS Study / Reception and Rear Lobby. The First Floor offers FOUR Generous Bedrooms and Stylish Bathroom Suite.

Externally the majority of Gardens are to the rear and side elevations these are well proportioned and quite deceptive as well as being mature and



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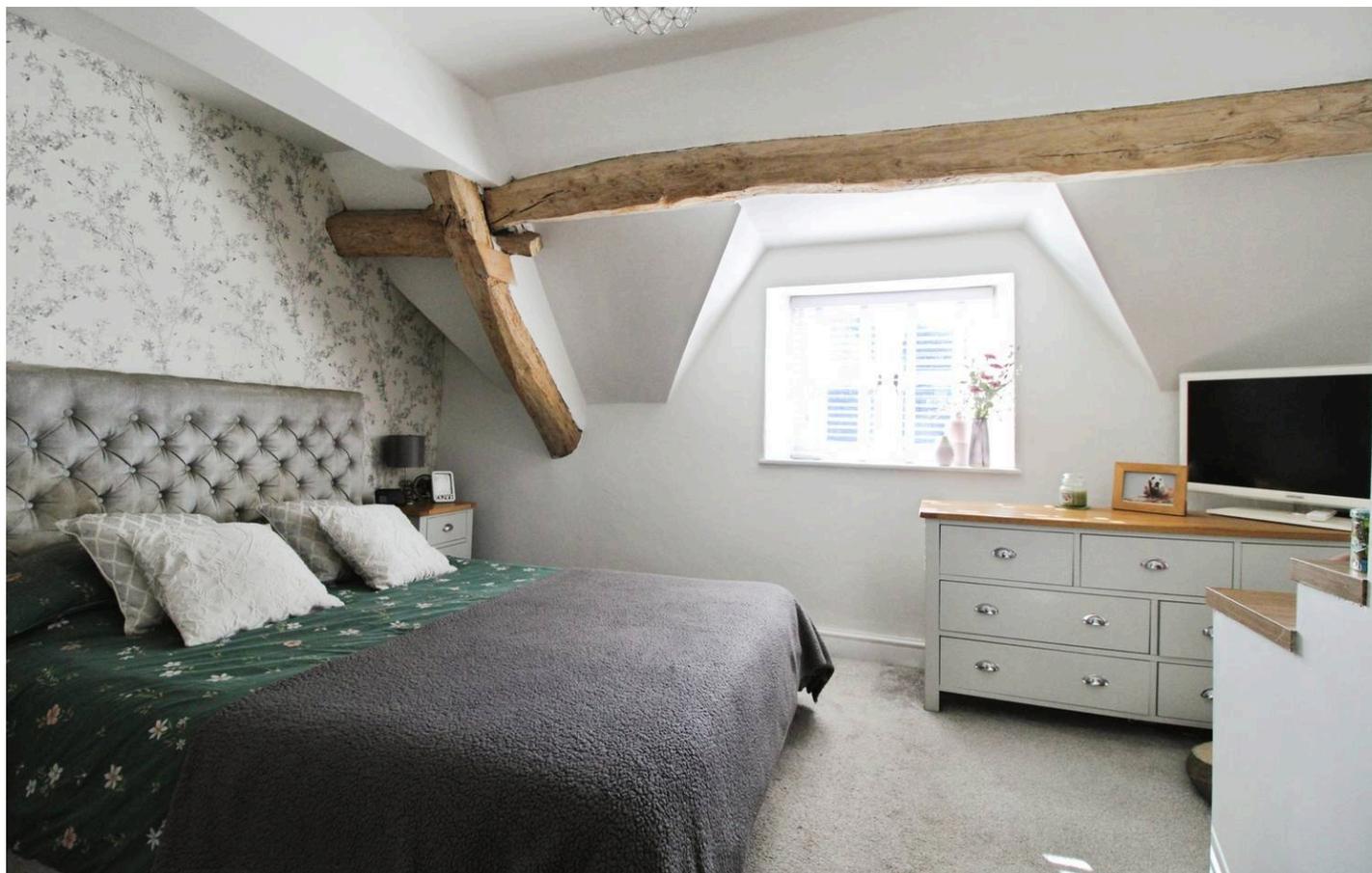
Fairford is a picturesque market town situated on the river Coln in the Cotswold's. There is a thriving and bustling market place that offers a plethora of amenities and eateries plus St Mary's Church with its renowned stained glass windows. The Mill is also a frequent destination and much loved attraction that is well documented and photographed. There is a Primary School in the Park that Leads onto Farmor's School (Senior School 11-18 Years) also close by with infants also 5-11 Years.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

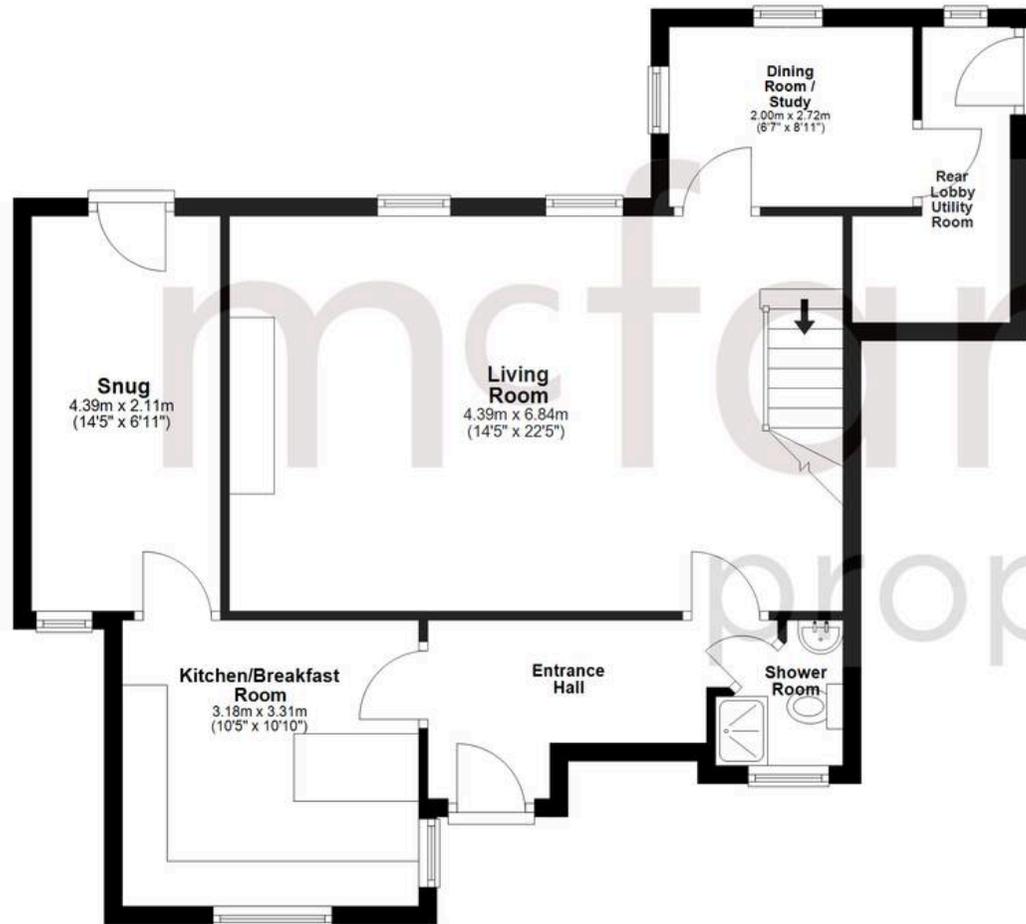
EPC Environmental Impact Rating: E



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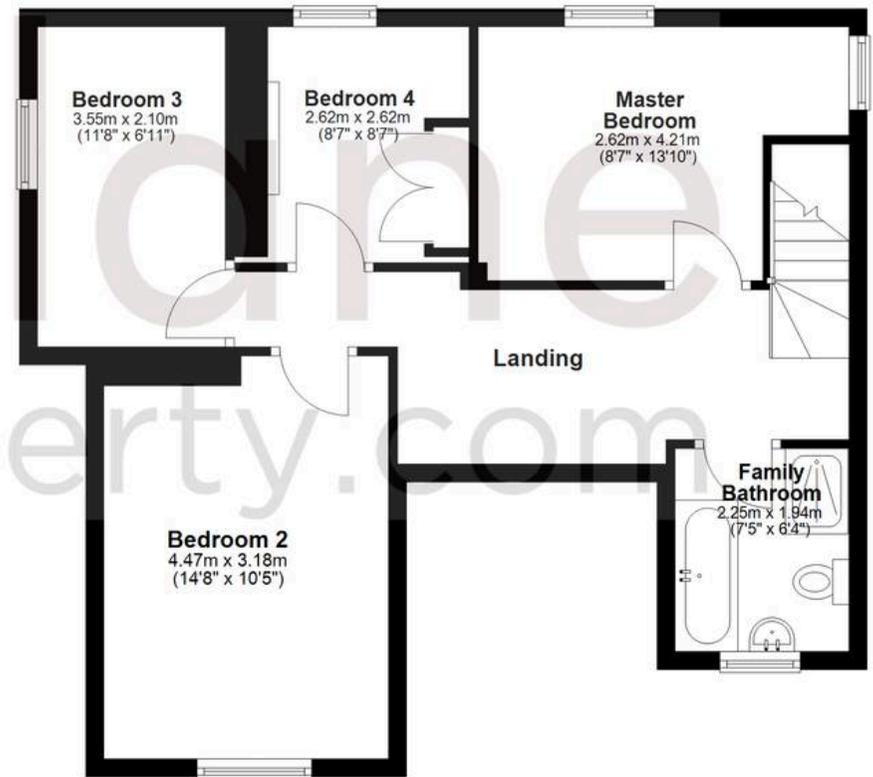
Ground Floor

Approx. 68.9 sq. metres (742.0 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.2 sq. feet)



Total area: approx. 125.7 sq. metres (1353.2 sq. feet)

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.