PerryBishop

PROPERTY MADE PERSONAL

1 Tomlinson Close, Fairford, Gloucestershire, GL7 4FW







- Immaculately presented detached modern family home
- Four bedrooms
- Kitchen dining room
- Sitting room & separate study/playroom
- Utility room and cloakroom
- Two en-suites plus family bathroom
- Generous and secluded rear garden
- Double garage
- Ample off street parking
- Well regarded and popular development
- Around half a mile's walk from the town's high street
- EPC C

Guide Price

£675,000

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Fairford, Gloucestershire, GL7 4FW

Key Features



4 Bedrooms | 3 Bathrooms | 2 Receptions

About the property

An immaculately presented four bedroom detached family home offering beautifully appointed accommodation, a generous and private rear garden, detached double garage and ample driveway parking, all situated within a sought after modern development in the popular market town of Fairford.

The accommodation is thoughtfully designed and finished to a high standard throughout. A welcoming entrance hall with cloakroom leads to a spacious dual aspect sitting room, where French doors open onto the rear garden. The impressive open-plan kitchen dining room is ideal for both everyday family life and entertaining, featuring a comprehensive range of fitted units and enjoying a pleasant dual aspect. An adjoining utility room provides additional storage and practical access to the garden, while a separate study/playroom offers flexible accommodation to suit a variety of lifestyles.

The first floor comprises four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the guest bedroom also enjoys the convenience of its own en-suite. Two further bedrooms are served by a contemporary family bathroom.

Externally, the property continues to impress. To the front, a generous driveway provides ample off-road parking and leads to the detached double garage. Gated side access opens into the attractive rear garden, which enjoys a high degree of privacy and is predominantly laid to lawn with well stocked flower borders, established trees and a paved patio, creating an ideal space for outdoor dining and family enjoyment.

NB - The property is subject to an annual management fee of approximately £170.

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.

It is 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 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'.

The property is in close proximity to highly regarded schooling available for children of all ages, from reception to completing A levels.

There are also independent schools in surrounding areas and with Fairford Church of England School recently being awarded 'outstanding' by Ofsted.

Directions

Leave Cirencester on the Burford Road bearing right onto the A417 towards Ampney Crucis and Fairford. Proceed through the villages of Ampney Crucis and Poulton continuing towards Fairford. On entering Fairford take the first left turning into Jacobs Piece, follow the road past the allotments and the green space on your left. Before the road bends to the left, Tomlinson Close can be found straight ahead.

What 3 Words - **oxidation.libraries.highlight**

Services & Tenure

Tenure – Freehold with annual management fee of approximately £170
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cotswold District Council
Council tax Band - E

We'd love to hear from you

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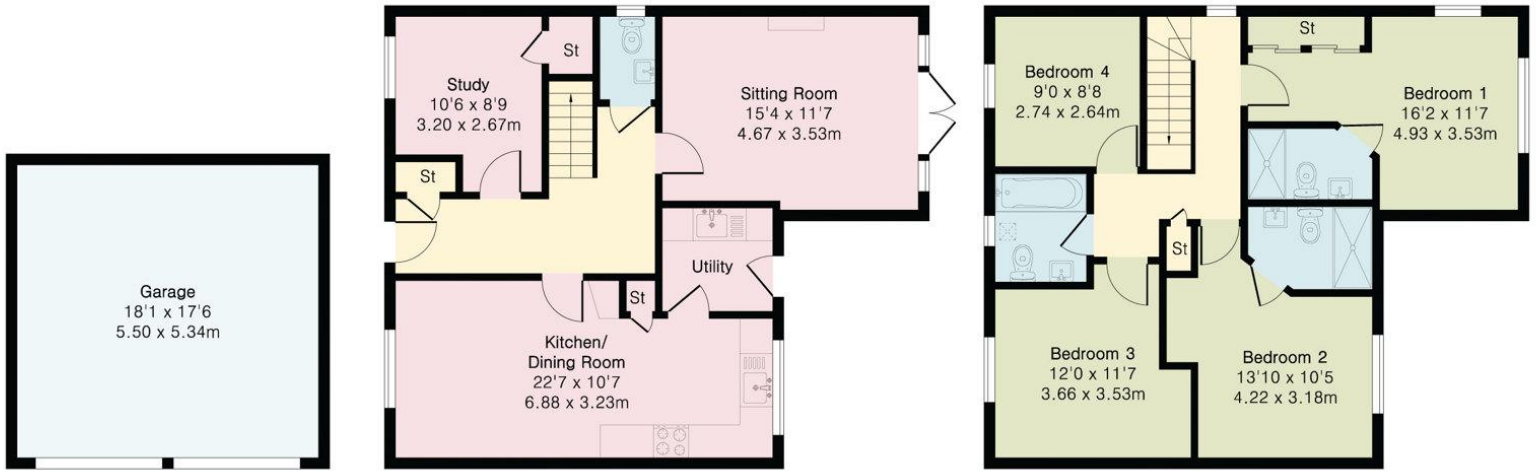



GREENWICH





Approximate Gross Internal Area 1710 sq ft - 159 sq m
(Including Garage)
Ground Floor Area 697 sq ft – 65 sq m
First Floor Area 697 sq ft – 65 sq m
Garage Area 316 sq ft – 29 sq m



Garage

Ground Floor

First Floor

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