

## Sarah Thomas Walk, Cirencester Road, Fairford, Gloucestershire, GL7 4FE



Lovely family detached home • Four bedrooms, master with en-suite • Sitting room and dining room/office • Garage and parking • Edge of market town • EPC B

# Sarah Thomas Walk,

Cirencester Road, Fairford, Gloucestershire, GL7 4FE

## Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

## About the property

An attractive four bedroom detached family home enjoying a pleasant position in the ever popular market town of Fairford. The property is well placed with good access to a wide range of amenities, facilities and countryside walks.

Built by the renown builders Linden Homes in 2014, the property offers light and airy accommodation over two floors and briefly comprises an entrance hall with stairs to the first floor a cupboard under and a door to the cloakroom. There is a very useful dining room/study. The sitting room enjoys a window to the front. The kitchen/family room runs across the rear of the property. In the kitchen area there is a generous range of wall and base units with working surfaces over, several integral appliances including two ovens, a fridge freezer and a dish washer. In the family area there is ample room for a table and a sofa, with bi-folding doors leading out to the rear garden.

At first floor level the landing leads to the four bedrooms and the main family bathroom which has a white suite. The master bedroom has the added benefit of an en suite shower room.

Outside there is a small garden to the front with a pathway leading to the front door. The rear garden is well enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn and has two patio areas. A pedestrian gate leads out to the rear where there is a paved driveway leading to the single garage.

## 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'.

There is good state 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 A417, go through the villages of Ampney Crucis and Poulton, continue into Fairford and as you approach Fairford on the outskirts of the town, take the second turning on the left hand side into Pips Field Way and immediately into Sarah Thomas Walk

## Services & Tenure

The Tenure is Freehold

## Local Authority

Cotswold District Council

Council Tax Band ~ E

## Our reference

CIR/JC/KW/06042022

## We'd love to hear from you

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# Sarah Thomas Walk, Cirencester Road, Fairford, GL7

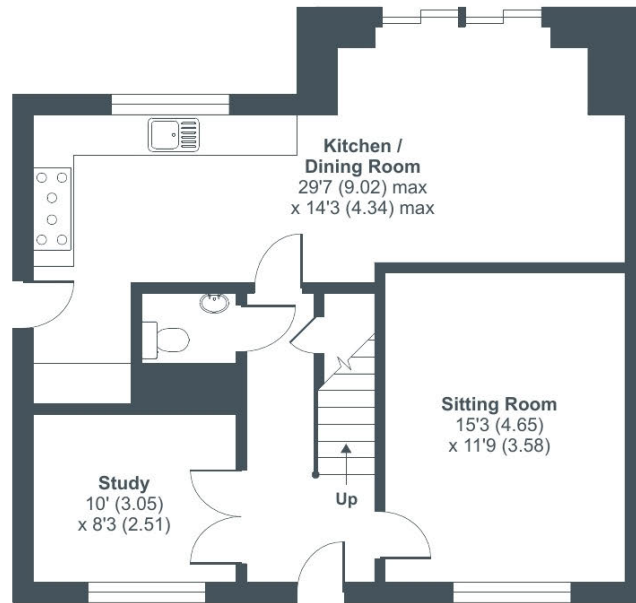
Approximate Area = 1340 sq ft / 124.5 sq m

Limited Use Area(s) = 76 sq ft / 7 sq m

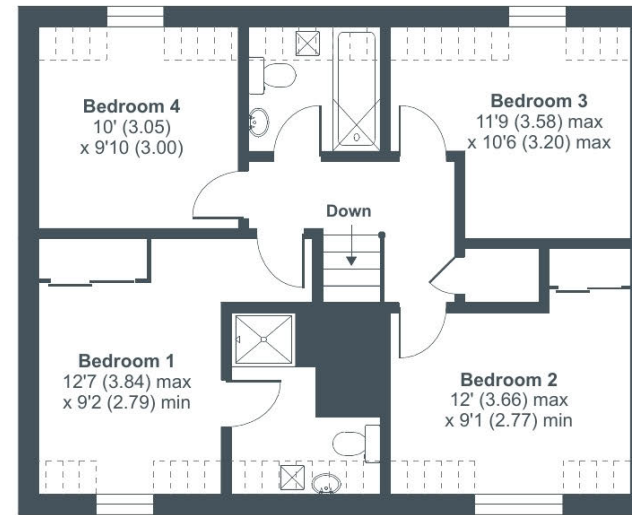
Total = 1416 sq ft / 131.5 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Perry Bishop & Chambers. REF: 832800



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