

# PerryBishop

PROPERTY MADE PERSONAL



**Keble Lawns**, Fairford, Gloucestershire, GL7 4BQ

# Keble Lawns,

Fairford, Gloucestershire, GL7 4BQ

## Key Features



5  
Bedrooms



2  
Bathrooms



3  
Receptions

- Substantial detached family home
- Dual aspect sitting room & separate dining room
- Kitchen breakfast room
- Large conservatory with insulated roof
- En-suite & family bathroom
- Generous and secluded rear garden
- Integral double garage & driveway parking
- Quiet cul-de-sac location with a popular market town

## About the property

An impressive and substantial five bedroom detached family residence, enviably positioned within a quiet cul-de-sac, just moments from the charming amenities of the sought after market town of Fairford.

This well appointed home offers generous and versatile accommodation arranged over two floors, perfectly suited to modern family living. The ground floor welcomes you with an entrance hall leading to a study, cloakroom, a dual-aspect sitting room and a separate dining room, while an expansive conservatory with insulated roof creates a superb year round living and entertaining space overlooking the garden. A modern fitted kitchen breakfast room competes the ground floor accommodation and provides accesses to the double garage.

Upstairs, the property continues to impress with five generously proportioned bedrooms. The principal suite

offering an en-suite shower room, while the remaining bedrooms are served by a separate family bathroom.

Externally, the home is equally appealing, with ample driveway parking to the front and gated side access leading to a beautifully secluded rear garden. Predominantly laid to lawn, this generous outdoor space provides an ideal setting for relaxation, entertaining, and family enjoyment.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## 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**

From our office in Cirencester take the A417 towards Fairford. Upon reaching Fairford go past the Market Place and continue along the London Road. Turn right into East End, then left into Beaumoor Place and finally left again into Keble Lawns.

#### **Services & Tenure**

The tenure is freehold. All mains services are understood to be connected

#### **Local Authority**

Cotswold District Council

Council Tax Band F

#### **Our reference**

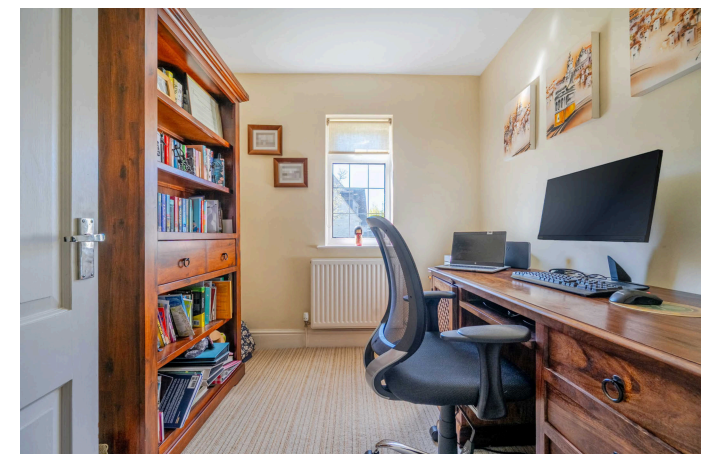
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#### **We'd love to hear from you**

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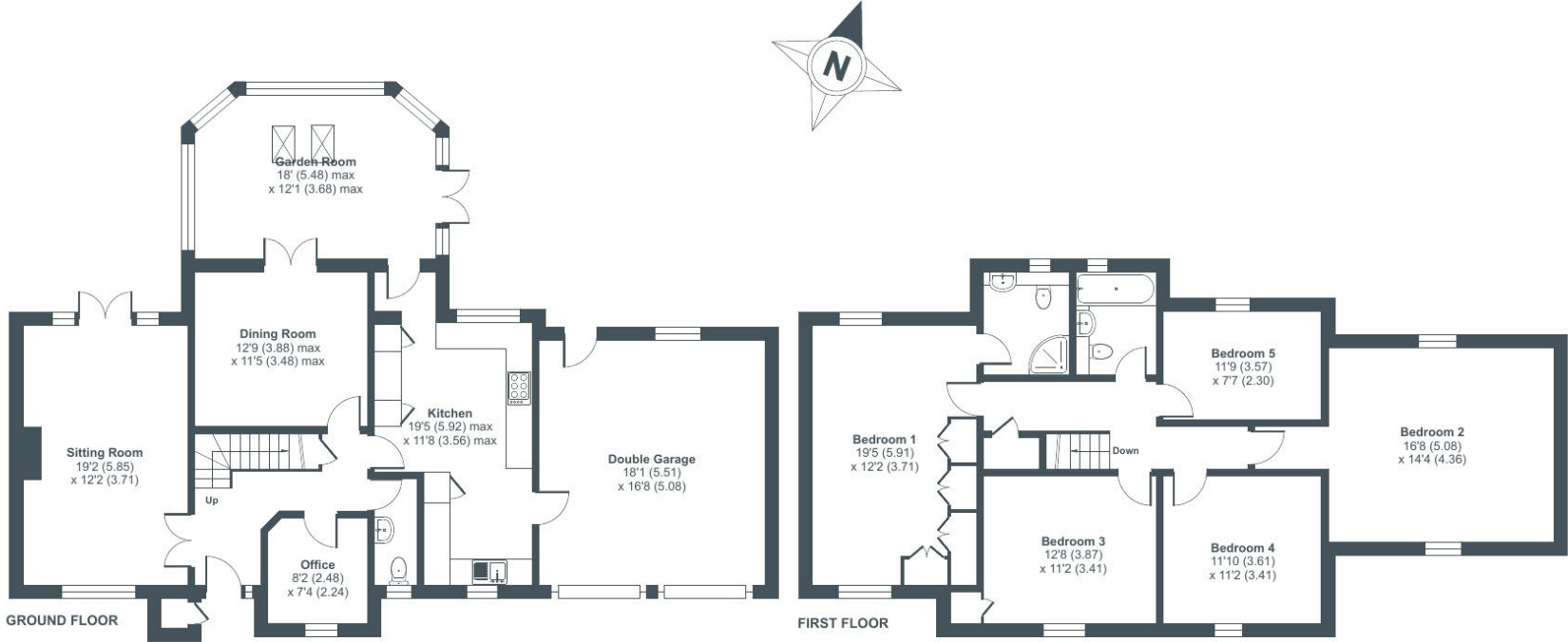
# Keble Lawns, Fairford, Gloucestershire, GL7

Approximate Area = 2144 sq ft / 199.1 sq m (excludes store)

Garage = 301 sq ft / 27.9 sq m

Total = 2445 sq ft / 227 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Perry Bishop. REF: 1448978





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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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