

Milking Path Way, Fairford, Gloucestershire, GL7 4FR




Extended detached family home • Four bedrooms • Stunning kitchen dining room • Sitting room, study and family room • Separate cloakroom, utility room & boot room • En-suite shower room and family bathroom • Low maintenance rear garden • Recently added garden office • EPC B


Milking Path Way,

Fairford, Gloucestershire, GL7 4FR


Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Overlooking a large landscaped green is this extended and beautifully presented four bedroom, detached modern family home benefitting from a stunning kitchen dining room, garage, off street parking, recently added garden office, and a low maintenance rear garden. All set within this well-regarded and popular development situated on the western outskirts of Fairford, around half a mile's walk from the town's High Street.

The accommodation is arranged over two floors with the ground floor comprising entrance hall with cloakroom off, study, sitting room, the extended and stunning kitchen dining room opening out to the rear garden, family room, utility room and sizeable rear entrance and boot room. The first floor provided the four bedrooms with the principal bedroom serviced by and en-suite shower room and the other three bedrooms by a family bathroom.

Outside the property overlooks a green area to the front. The rear garden is enclosed and landscaped with low maintenance laid to patio and artificial lawn. The side return has had a garden office recently installed. Gated pedestrian access leads from the garden to the tandem drive and 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'.

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.

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.

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. Keep following Jacobs Piece and go past Ritter Close on your left. The property is located and signposted on your left at the far end of Jacobs Piece where the tarmac meets the green space.

What 3 Words: ///thundered.coughed.dumpling

Services & Tenure

The tenure is Freehold. All mains services are connected.

The property is subject to an annual management fee of approximately £120.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

CIR/SW/RN/20012025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk

what the owner said

"The house is in a brilliant location within a great area. The open space and quiet roads are perfect, and we are only a few steps away from open countryside. Internally the house is great for families of all sizes, and the layout lends itself to private spaces and quiet (or noisy) activity.

The kitchen/dining room is the heart of the house and creates an incredible entertaining space, whether sitting down to eat or gathering around the peninsular for drinks. While the boot room is essential for all the muddy feet coming in from the fields and local walks, and works incredibly effectively at keeping the rest of the house clear of footprints, pawprints and shoes.

The house is also incredibly cheap to run, with the combi-boiler providing on-demand hot water and heating. Further, opportunities exist to install Heat-Pumps to further increase efficiency and reduce running costs.

All told, Fairford is a great place to live, and everything in the Cotswolds is on your doorstep."





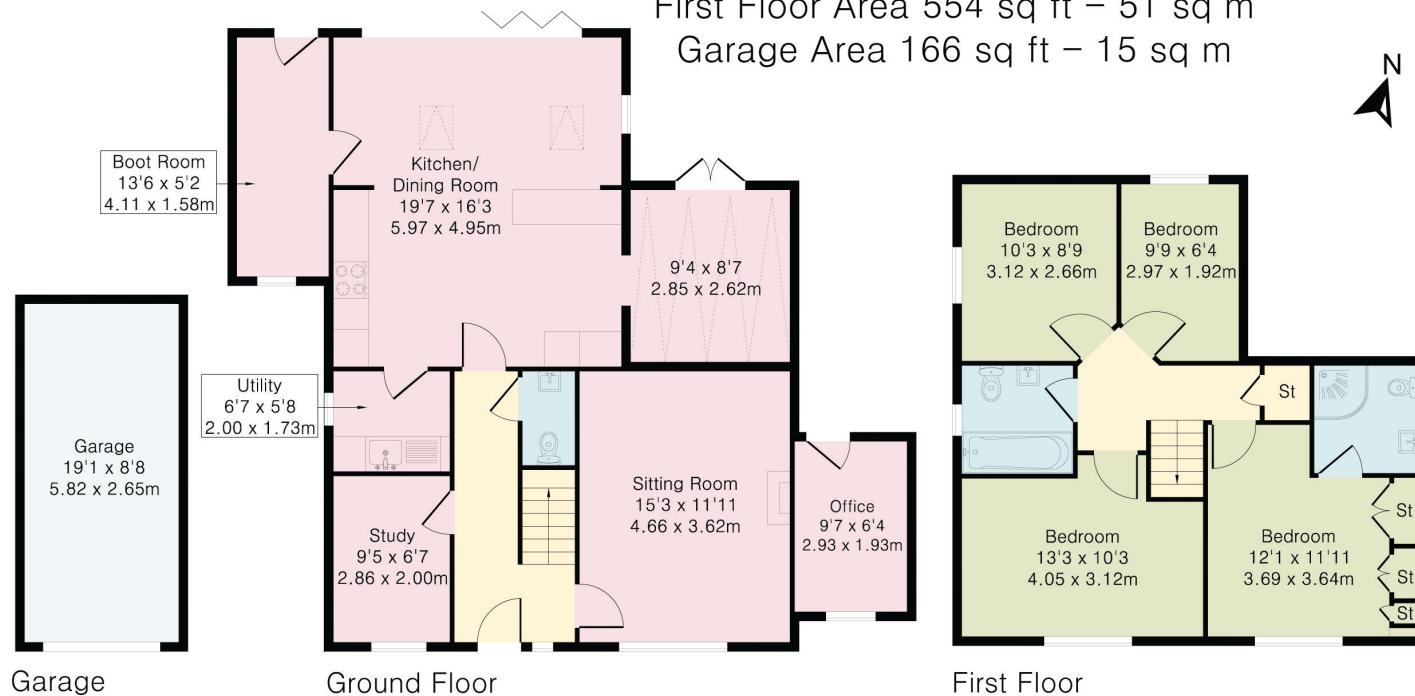


Approximate Gross Internal Area 1654 sq ft - 153 sq m

Ground Floor Area 934 sq ft – 87 sq m

First Floor Area 554 sq ft – 51 sq m

Garage Area 166 sq ft – 15 sq m



PerryBishop
PROPERTY MADE PERSONAL

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.

Gloucestershire • Oxfordshire • Wiltshire

