

# Perry Bishop

PROPERTY MADE PERSONAL

**Aldsworth Close**, Fairford, Gloucestershire, GL7 4LB



Lovely chalet style bungalow • Cul-de-sac location in ever popular market town • Sitting room and dining room/bedroom three • Two upstairs bedrooms • Upstairs bathroom and downstairs shower room • Garage and parking • Gardens • EPC D



# Aldsworth Close,

Fairford, Gloucestershire, GL7 4LB

## Key Features



2/3  
Bedrooms



2  
Bathrooms



1/2  
Receptions

## About the property

A beautifully presented semi-detached chalet-style bungalow sitting at the end of a cul-de-sac on the outskirts of Fairford and benefitting from a southerly facing rear garden, a garage, and off-road parking.

Being well placed, the property is close to a range of amenities, facilities, and some delightful countryside walks.

The accommodation, which is arranged over two floors, briefly comprises of an entrance hall that leads into the sitting room where there is a recently installed wood burner. The inner hallway has stairs leading to the first floor, a storage cupboard, and a door into the dining room/bedroom three. There is a downstairs shower room and the fitted kitchen has a range of wall and base units with working surfaces over and a door leading into the rear garden.

At first floor level, the galleried landing has a storage cupboard

and leads to two double bedrooms and a sizeable family bathroom.

Outside, the front garden is predominantly laid to lawn with a pathway leading to the front door.

The rear garden is southerly facing and well enclosed, enjoying a good degree of privacy. It is predominantly laid to lawn and has a patio area offering a place to sit and relax. There is pedestrian side access to the front and an en bloc single garage with parking in front.

## 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 follow on the A417 into Fairford. Follow through the centre of Fairford, going past the Market Place on the left hand side, continuing out of Fairford towards Lechlade, taking the last turning on the left hand side into Hatherop Lane. Turn left into Hatherop Road. Continue and turn into Homeground Lane. Take your first left into Alsdworth Close, bear left at the end on the property will be found at the end.

#### **Services & Tenure**

The tenure is Freehold.

#### **Local Authority**

Cotswold District Council

Council Tax Band:C

#### **Our reference**

CIR/JC/RN/18102023

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

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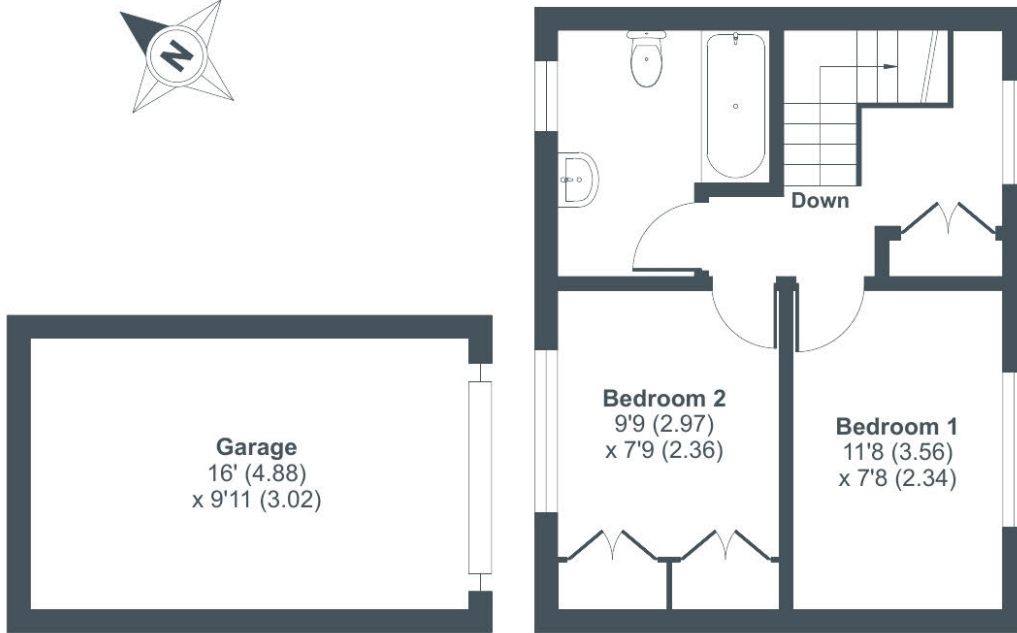
# Aldsworth Close, Fairford, GL7

Approximate Area = 906 sq ft / 84.1 sq m

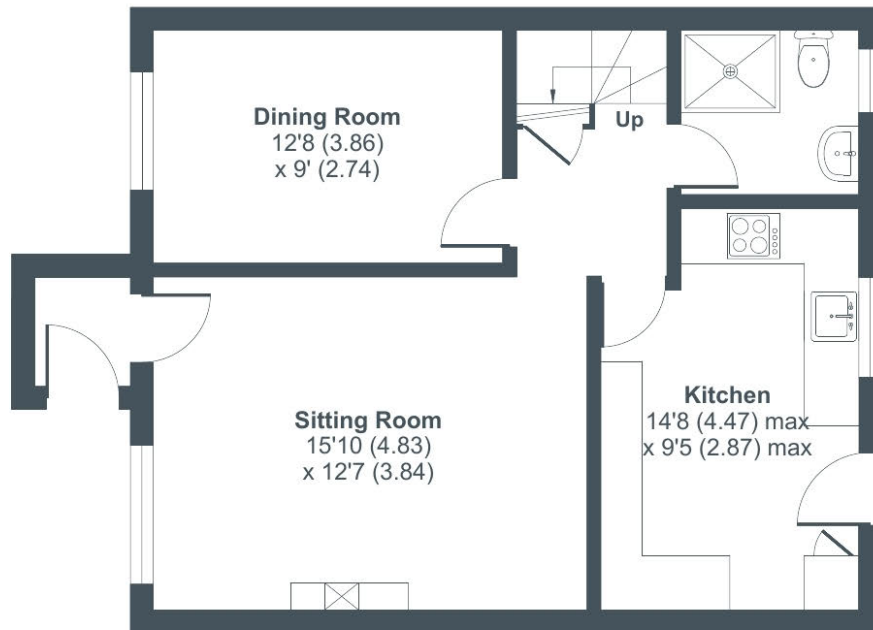
Garage = 159 sq ft / 14.8 sq m

Total = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1047376



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