

# PerryBishop

PROPERTY MADE PERSONAL



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Courtbrook, Fairford, GL7 4BE



## Courtbrook, Fairford, GL7 4BE

### Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

- Stunning and contemporary detached family home
- Secluded plot in the within easy access to the town centre
- Gym, study, playroom and garage utilised as a games room
- Open plan kitchen dining family room
- Ample off street parking
- Generous landscaped garden
- NO ONWARD CHAIN
- EPC - C

### About the property

A truly striking property that must be viewed to be fully appreciated. In recent years the current owners have carried out a no expense spared programme of extensions, alterations and refurbishment to create this stunning and contemporary four double bedroom family home situated on a secluded plot in the within easy access of the wide range of amenities, facilities and good schooling that the popular market town of Fairford has to offer.

The accommodation is arranged over two floors with the ground floor currently comprising a spacious entrance hall, cloakroom, large open plan kitchen dining family room, gym, study, playroom and garage utilised as a games room. The first floor offers the four double bedrooms, the principal bedroom benefits from a dressing area and en-suite bathroom, the other bedrooms are serviced by two further en-suites and a family bathroom.

Outside, electric gates lead into a gravelled drive providing ample parking to the front of the property, while to the rear and side lies a generous landscaped garden.

NB - a planning application has been submitted to add a detached double garage and car port with studio above to the front of the property, along with a small extension to internally link the existing garage to the house. (Ref: 24/02460/FUL)

### 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.

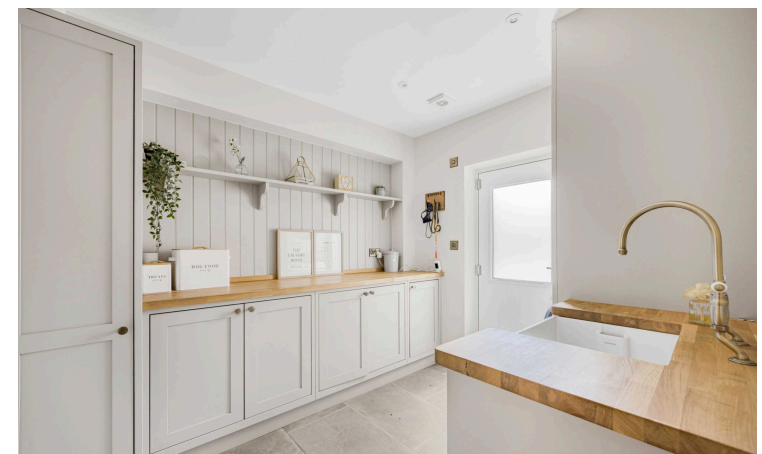
It is located within the Cotswold Water Park, offering a wide range of water and land-based activities.

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 Silver Street turn left into Castle Street and follow through to the Market Place and on into Dyer Street. At the traffic lights go straight across towards the roundabout. At the roundabout take the second exit, following the right hand lane and turning right at the traffic lights onto London Road towards Fairford. Continue through Fairford until you pass Londis on the right hand side. Turn right into The Plies, and turn right again into Courtbrook. The property is hidden from the road, as you enter Courtbrook from The Plies there is a walled gravel drive on the right hand side, 'Tithe Barn Cottage' is one of two houses down that drive.

What3Words /// wordplay.batches.ditched

#### Services & Tenure

The tenure is freehold.

#### Local Authority

Cotswold District Council.

Council Tax Band F.

#### Our reference

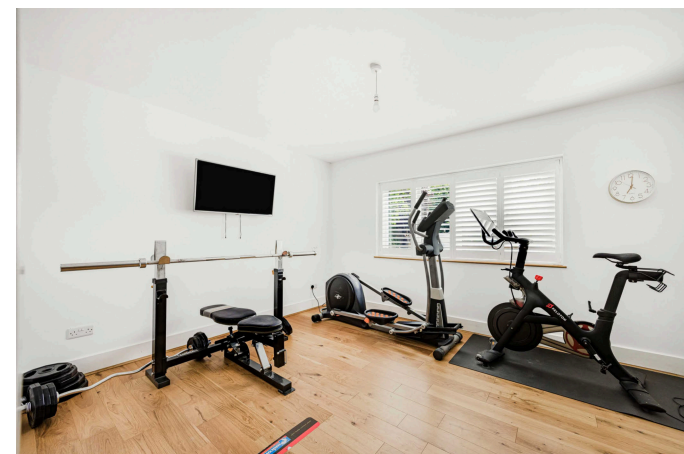
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#### We'd love to hear from you

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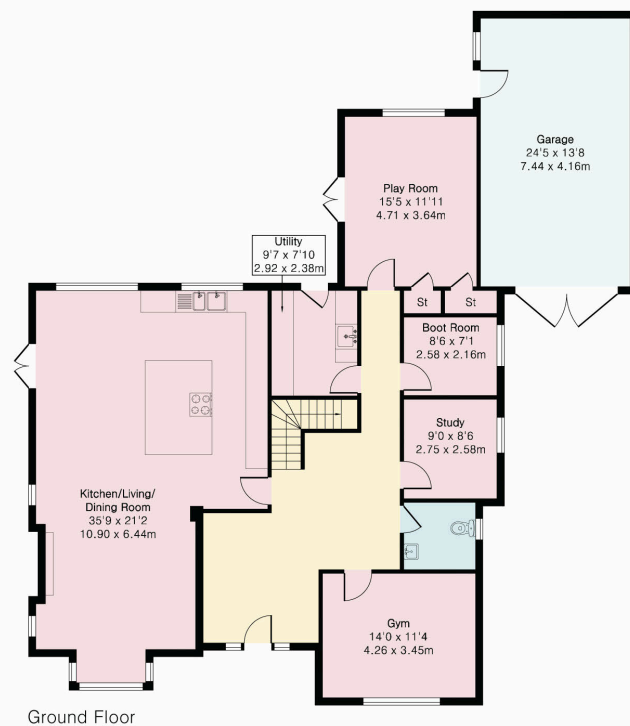




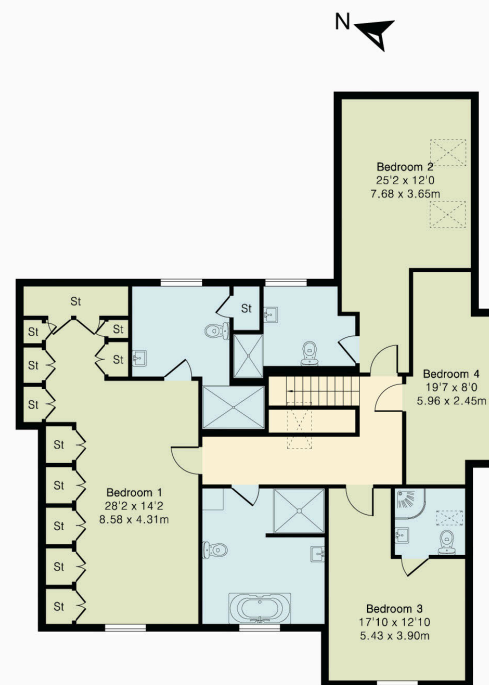
**Approximate Gross Internal Area 3317 sq ft - 308 sq m**

Ground Floor Area 1877 sq ft – 174 sq m

First Floor Area 1440 sq ft – 134 sq m



Ground Floor



First Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Gloucestershire • Oxfordshire • Wiltshire

