

## London Road Fairford, Gloucestershire, GL7 4AR



Detached family home • Four bedrooms • Sitting room, dining room & conservatory • Kitchen breakfast room • Utility room and cloakroom • En-suite shower room and family bathroom • Integral garage & off street parking • Around half a mile's walk from Fairford's High Street • EPC D

# London Road

Fairford, Gloucestershire, GL7 4AR

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Set around half a mile's walk from Fairford's High Street is Elmhurst a 1960s four bedroom detached family home, benefiting from an private rear garden, off street parking and an integral garage.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, dual aspect sitting room, dining room, conservatory with insulated roof, kitchen breakfast room, utility room and the integral garage. The first floor offers the four well sized bedrooms, en-suite shower room to the principal bedroom and family bathroom with separate shower cubicle servicing the other three bedrooms.

Outside, to the front is a driveway providing ample parking and leads to the garage, hedging to the front provides good screening. Gated side access leads to the rear, where there is a private landscaped garden.

## 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 and nationally recognised as an important conservation and wildlife study area.

Another feature of Fairford is the range and extent of a web of Public Rights of Way both within the town and beyond with footpaths to Quenington and Lechlade.

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 also 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, with Fairford Church of England School awarded 'outstanding' by Ofsted.

## Directions

From our office in Cirencester follow on the A417 towards Fairford . Go through the centre and continue towards Lechlade. Go past The Railway public house on your left hand side, continue past Manor Close and the property can be found further along London Road on the left hand side.

What3Words: ///puffed.fidget.tango

## Services & Tenure

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

## Local Authority

Cotswold District Council

Council Tax Band : E

## Our reference

CIR/SW/MS/31032025

## 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 property has a secluded, secure rear garden and there is plenty of off-street parking at the front with the facility to charge electric vehicles. It's an ideal family home located near the very popular and successful secondary school, Farmors. The house is a very solid build on a large private plot with all the benefits of not being on an estate.

Fairford is a friendly and attractive town on the River Coln with many picturesque walks along the river and across the fields. There is a variety of good places to eat and socialise as well as local shops and a very active Community Centre."





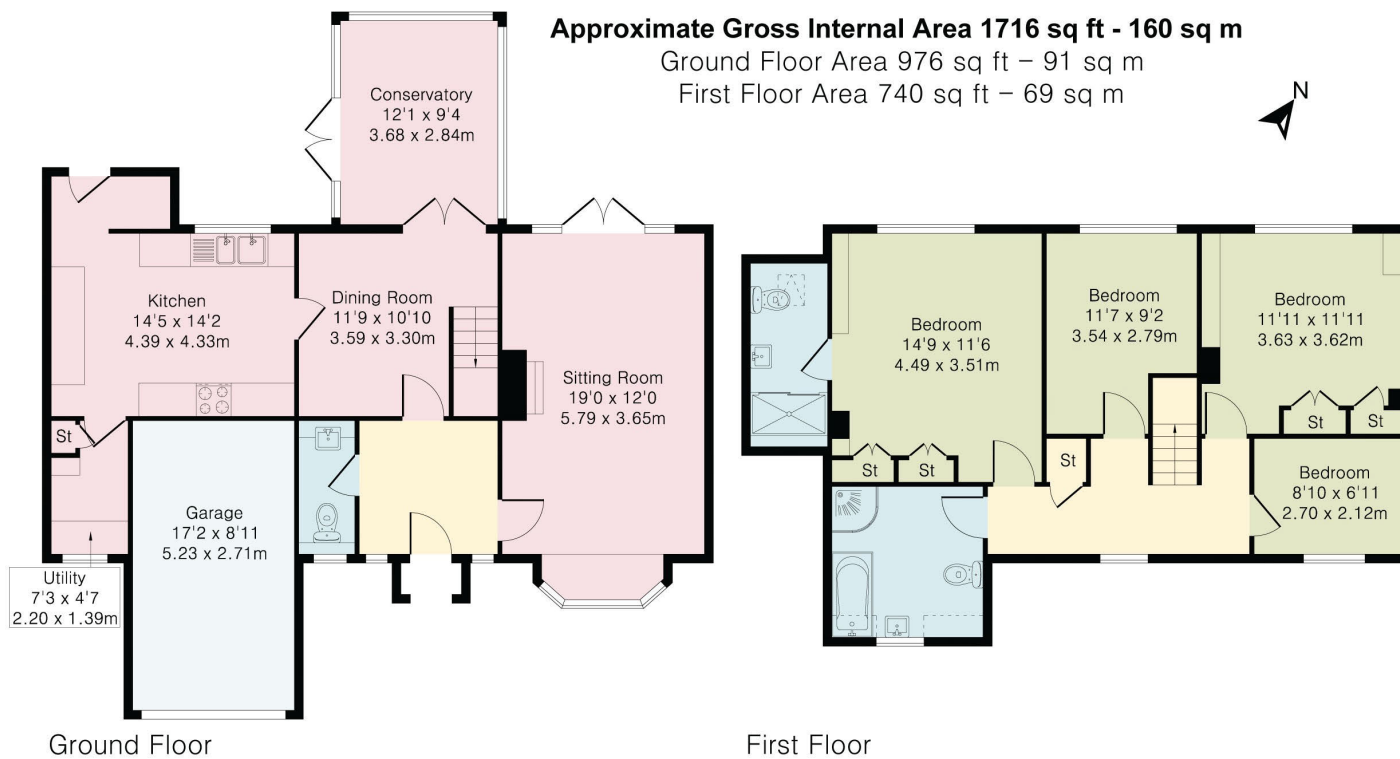












2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
 T: 01285 655355  
 E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](http://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.

