

PerryBishop

PROPERTY MADE PERSONAL



The Chase, Cinder Lane, Fairford, Gloucestershire GL7 4AX

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Key Features



5
Bedrooms



4
Bathrooms



4
Receptions

- Most impressive extended detached family home
- Sitting in a generous plot backing on to private playing fields
- Five bedrooms, four bathrooms
- Self contained one bedroom annexe
- Sizeable sitting room, kitchen/family room and office
- Games room, utility and cloakroom
- Tastefully renovated and improved
- EPC: B

About the property

An absolutely stunning extended and reconfigured four-bedroom detached residence with separate self-contained annexe nestling in a select quiet lane which leads to river/lake walks, in the ever-popular market town of Fairford. This beautiful family home has been tastefully improved and offers a wonderful comfortable and contemporary lifestyle way of living.

Sitting in a generous plot, backing on to private playing fields, this stylish home offers flexible light and airy accommodation and has the added benefit of a self-contained one-bedroom annexe with separate garden and its own designated parking area.

The property briefly comprises a generous welcoming entrance hall where there are stairs to the first floor with an under stairs cupboard. Parquet flooring with underfloor heating, which runs through the ground floor. There is a door to the cloakroom and a door to the games room. The sitting room has a fitted log burner, large concealed cupboards and shelving, and a full set of bifold doors leading out into the garden. Double doors lead into the kitchen/breakfast room which is beautifully appointed with a generous range of stylish units with working surfaces

over, matching wall cupboards, a range of integral appliances, a large centrally located breakfast island underneath lantern ceiling, and an additional set of full bifold doors leading out into the garden. A doorway leads into the utility room and to complete downstairs there is a very useful office and a bedroom with an en-suite bathroom with shower over the bath.

At first floor level, the landing leads to three generously-proportioned bedrooms and the main family shower room. The principal bedroom has the added benefit of a secret walk-in wardrobe, a Juliet balcony overlooking the garden, and an en-suite bathroom with bath and shower.

Within the grounds is a self-contained one-bedroom annexe with open-plan living. There is a kitchen, dining and sitting area, a double bedroom, and a shower room. The annexe also has a separate garden and patio area.

The main residence is approached via electric gates where there is a recently laid tarmac driveway providing ample parking and turning space. There is a patio area at the front with nicely installed electric car charger points in the wall. Pedestrian side access leads to the sizeable rear garden which is well-enclosed and enjoys a good degree of privacy. It backs on to the private playing fields and is predominantly laid to lawn with a 120 sq m paved patio offering an excellent place to sit, relax, or entertain.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

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.



The town has an active local community and benefits from a range of shops, cafes, five pubs, a town hall, chemist, opticians, doctors' surgery and vets. 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'. Fairford also boasts beautiful river walks and a picturesque mill.

There is good state schooling available for children of all ages, from reception to completing A levels, with Fairford Church of England School recently being awarded 'outstanding' by Ofsted. There are also a number of independent schools close by - Hatherop Castle school is within a 7 minute drive.

Fairford has easy access to M4, 20 minutes, and the M5 is 30 minutes. It is also conveniently located within easy reach to Soho Farmhouse, Thyme Spa and Lakes by Yoo.

Directions

From our office in Silver Street, follow the A417 to Fairford. On entering Fairford, continue over the bridge, past the Market Square and the row of shops on the right hand side and continue on the road towards Lechlade. Go past the Railway Inn, continuing for about half a mile. Cinder Lane can be found on your right hand side by the Football Ground.

What3Words- [absent.composers.hamster](https://www.what3words.com/absent.composers.hamster)

Services & Tenure

The tenure is freehold. All mains services are understood to be connected and there are two electric vehicle charging points as well as solar panels with a storage battery.

Local Authority

Cotswold District Council

Council Tax Band- E

Our reference

CIR/LR/MS/07082024

We'd love to hear from you

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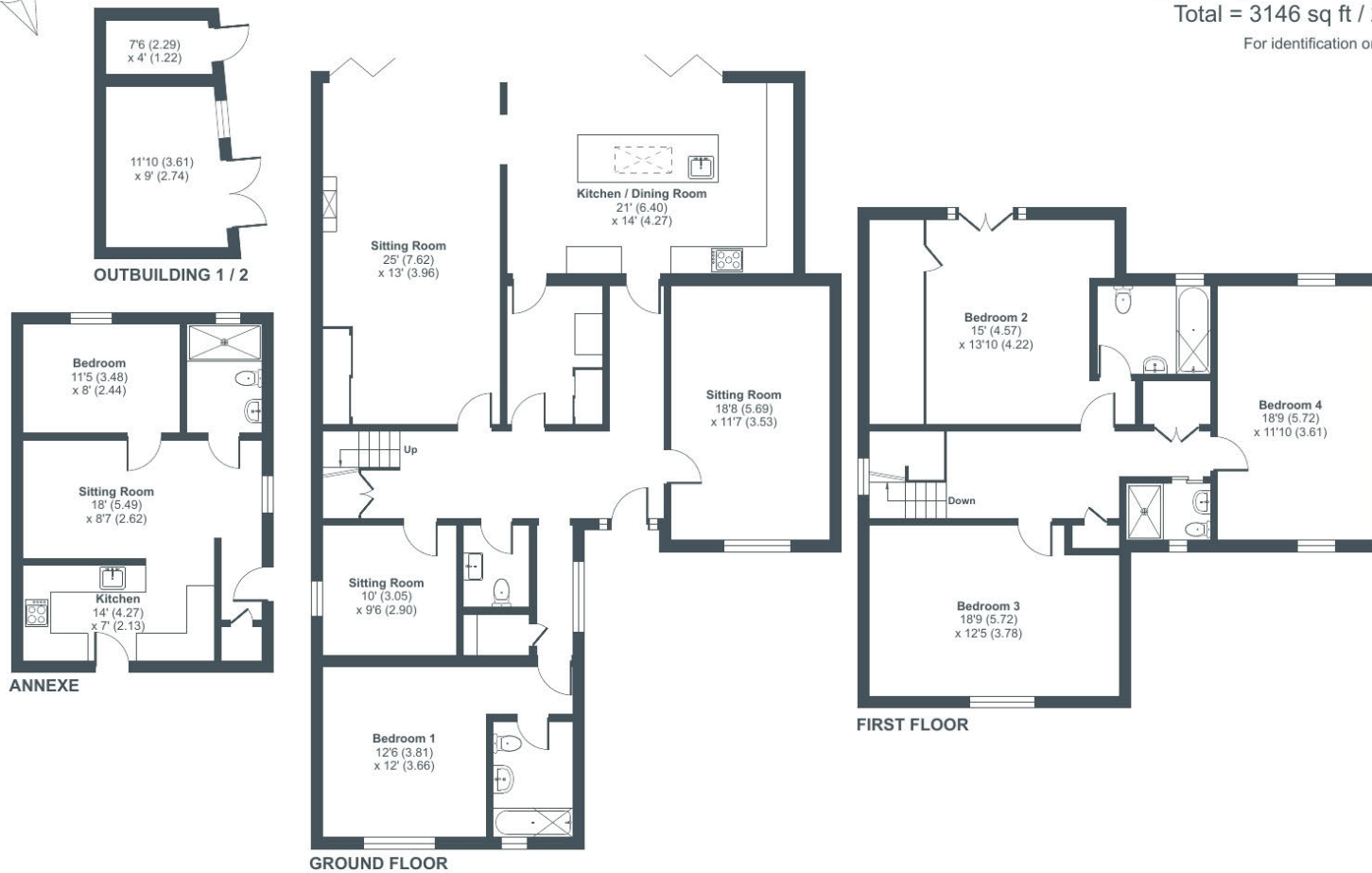
Approximate Area = 2583 sq ft / 239.9 sq m

Annexe = 432 sq ft / 40.1 sq m

Outbuilding = 131 sq ft / 12.1 sq m

Total = 3146 sq ft / 292.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1162207





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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.

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