

PerryBishop

PROPERTY MADE PERSONAL



Milton Street, Fairford, Gloucestershire, GL7 4BN

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

- Grade II Listed family home
- Beautifully presented, characterful and well proportioned accommodation
- Four double bedrooms
- Triple aspect kitchen/dining room
- Two separate reception rooms plus study
- Utility room and cloakroom
- Under floor heating
- Generous rear garden and large tandem garage

About the property

Situated on a generous and secluded plot in the heart of the popular market town of Fairford is Milton House, a beautifully presented, characterful and well proportioned Grade II Listed family home having undergone a comprehensive programme of modernising, reconfiguring, refurbishment as well as a sympathetic double storey extension, all providing the benefits of modern living whilst surrounded by charm and character and further profiting from a large garage.

The accommodation is arranged over three floors with ground floor comprising entrance hall, two separate reception rooms, study, utility room linking into a large tandem garage, inner hall with vaulted ceiling, cloakroom and a triple aspect kitchen dining room with French doors opening out to the rear garden.

The first floor consists of three double bedrooms serviced by a Jack-and-Jill bathroom and a separate shower room and a sizeable landing which is currently being utilised as a study/snug area but if required could be partitioned to

create a further double bedroom. The second floor provides the fourth double bedroom within the eaves.

Outside, the house is set back off Milton Street and has a walled front retaining garden with hedging providing screening, The garage sits to the side of the house. The rear garden is a particular feature of property, offering a sizeable and secluded space, predominantly laid to lawn with patio areas, mature borders and a wild garden to the rear.

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.

Broadband and Mobile Coverage

There is ethernet cabling throughout the property. 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.

Directions

From our office in Cirencester proceed along the A417 London Road through Poulton and into Fairford. On entering Fairford continue past the crossroads with Coronation Street and Horcott Road onto Milton Street and the property can be found on the left hand side, immediately past the telephone box.

What 3 Words: ///helped.blacked.bike

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band: F

Our reference

CIR/SW/RN/22072024

We'd love to hear from you

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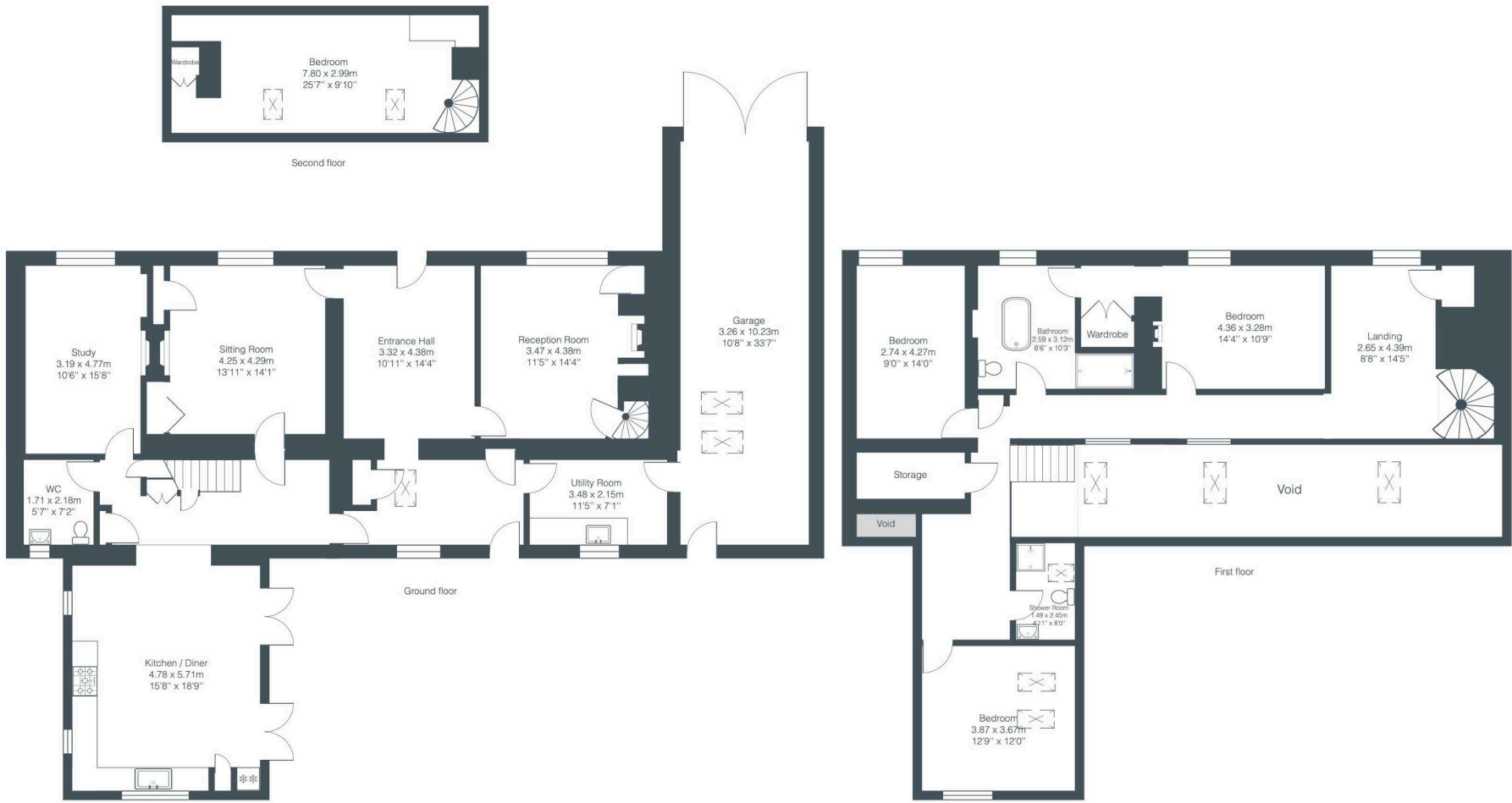
what the owner said

We purchased the house at auction in 2013 when it had been uninhabited for around 28 years. After extensive renovation works, we moved in in 2015 and we have been working on it ever since. Milton House is a beautiful family home with lots of character and quirks with some modern luxuries like underfloor heating. We have salvaged, restored and reused as many items found in the house as we could.









Total Area: 302.9 m² ... 3261 ft²
 All measurements are approximate and for display purposes only.







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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

