

## Faulkners Close Fairford, Gloucestershire, GL7 4DE



Sitting in a generous garden • Three bedroom semi-detached house • Sitting room with French door to garden • Kitchen/breakfast room • Driveway parking and garage • Lovely location of fringes of popular market town • EPC C

# Faulkners Close

Fairford, Gloucestershire, GL7 4DE

## Key Features



3  
Bedrooms



1  
Bathrooms



1 to 2  
Receptions

## About the property

Sitting on the outskirts of the ever-popular market town of Fairford is this delightful three-bedroom semi-detached family home. Enjoying a generous-sized garden, the property is well-placed to be close to all of Fairford's amenities, facilities, and some delightful countryside walks.

The accommodation briefly comprises an entrance hall where there are stairs to the first floor with a cupboard under and a door to the cloakroom. The sitting room is of a generous size and enjoys a dual-aspect including French doors to the rear garden. The kitchen/breakfast room has a range of wall and base units with working surfaces over and room for a table.

At first floor level, the landing leads to three bedrooms and the main family bathroom which enjoys a white suite and has a separate shower over the bath.

Outside, the front garden is well-enclosed. A driveway provides ample parking and leads to the attached single garage with up and over door. There is a rear porch that leads through to the rear garden which enjoys a southerly facing aspect and is well-enclosed offering a good degree of privacy. It is laid to lawn with flower/shrub borders and a patio offering a place to sit, relax, and entertain.

## 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 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. There are also independent schools in surrounding areas and with Fairford Church of England School recently being awarded 'outstanding' by Ofsted.

## 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.

## Directions

Leave Cirencester via the London Road towards Fairford and Lechlade. Follow the A417 passing through Ampney Crucis and Poulton. As you reach Fairford take the first right into Horcott Road continue along the road for around half a mile and Faulkners Close can be found on the right. The property is a little further on the right.

What3Words: ///tinned.coping.rigid

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: C

## Our reference

CIR/SW/EN/17042025

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)







# Faulkners Close, Fairford, GL7

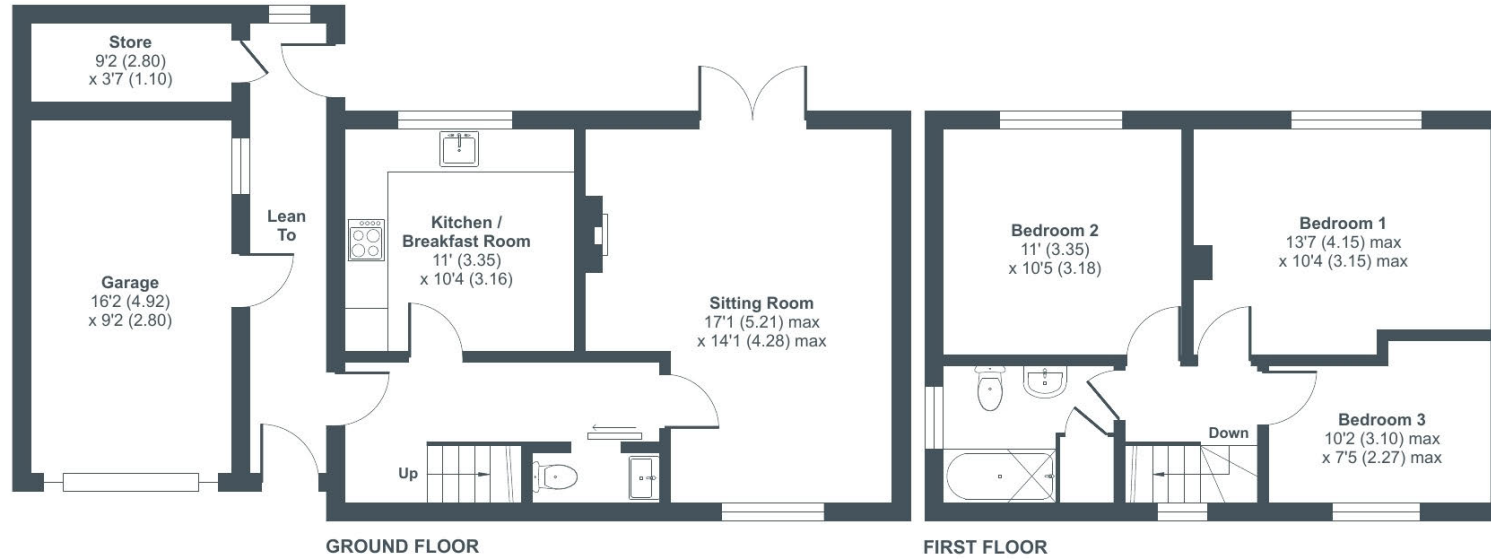
Approximate Area = 856 sq ft / 79.5 sq m (excludes lean to)

Garage = 148 sq ft / 13.7 sq m

Outbuilding = 33 sq ft / 3.1 sq m

Total = 1037 sq ft / 96.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1279264



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

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

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