

Mount Pleasant, Fairford, Gloucestershire, GL7 4BA



Beautifully appointed extended cottage • End of terraced, two bedroom • Sitting room, dining room • Wonderful kitchen/breakfast room • Two quality home offices/studios in the garden • Ample parking • Sizeable garden • Potential to extend further, subject to consents • EPC TBC

Mount Pleasant,

Fairford, Gloucestershire, GL7 4BA

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

A most beautiful stone-built extended end-of-terrace home bursting with charm and character yet offering a wonderful contemporary lifestyle way of living. This striking residence has been carefully reconfigured and updated and has the added benefit of two home offices/studios in the gardens.

The light and airy accommodation briefly comprises an entrance lobby which leads to the sitting room. Here there are twin windows to the front, both having window seats, and an open fireplace with storage cupboards to the side. The dining room has stairs to the first floor with built-in cupboards underneath and a fitted unit with a solid timber plinth concealing utility white goods. The kitchen/breakfast room has a generous range of wall and base units with integral appliances, a breakfast bar, ample room for a sofa and single and French doors leading out into the garden.

The bathroom has a white suite, this leads through into the shower room where there is a WC.

At first floor level, the landing leads to the two bedrooms, both having the added benefit of fitted wardrobes.

Outside, the gardens are a particularly fine feature of this property. Here there is gravel driveway to the side providing ample parking, double timber gates into the rear garden which is well-enclosed and enjoys a good degree of privacy. It is generous in its proportion and is predominantly laid to lawn with well-stocked flower/shrub borders and a paved patio offering a place to sit, relax, and entertain. Within the grounds, the property has two high end studios/home offices with power, light, water, and WC. There is also a very useful and sizeable gym and workshop.

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.

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

From our office in Cirencester follow the A417 through the villages of Ampney Crucis and Poulton into Fairford. Go through the centre of Fairford passing the Market Place on the left hand side, continue along the London Road turning left just before the Railway Inn. Immediately proceed over the cross roads. At the junction, the property will be facing you.

What 3 words: segments.feasted.simple

Services & Tenure

The tenure is Freehold. All mains services are connected

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/JK/280225

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

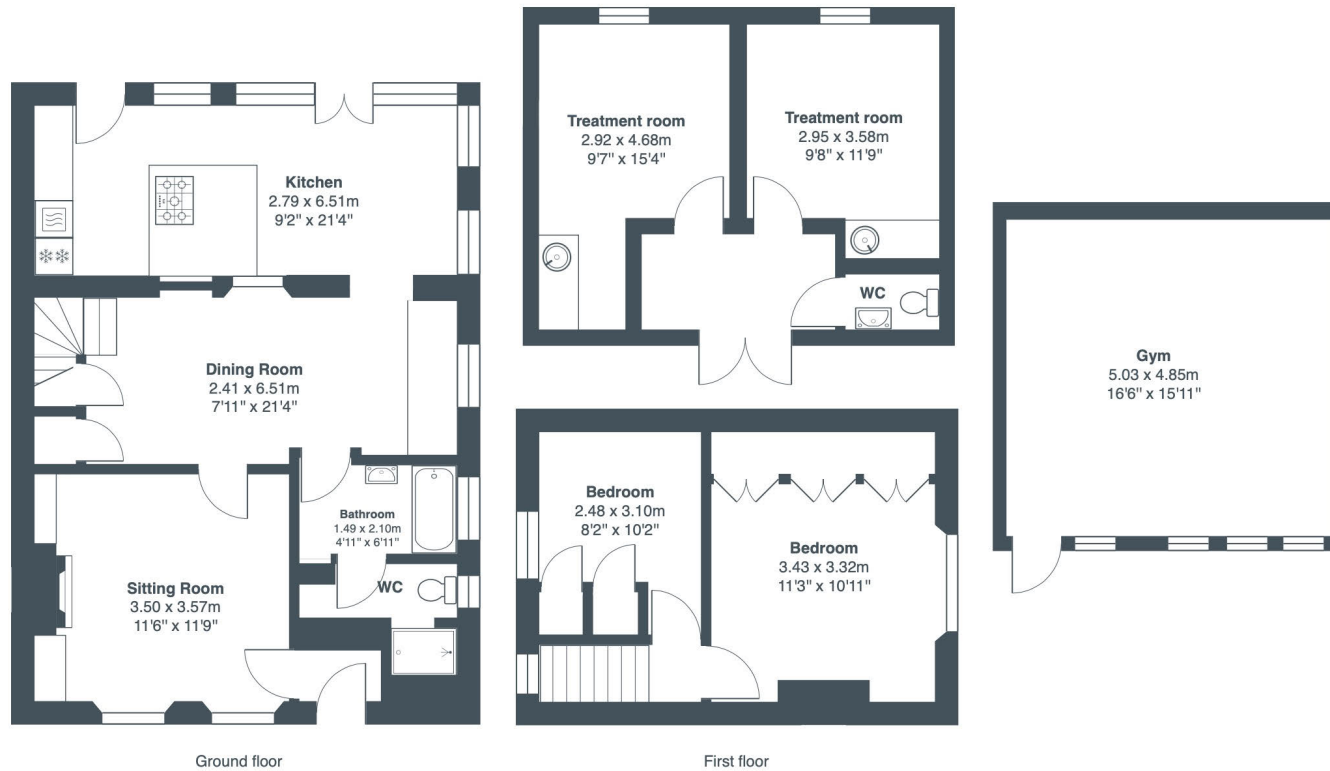
T: 01285 655355

E: cirencester@perrybishop.co.uk









Total Area: 83.4 m² ... 897 ft² (excluding treatment room, wc, gym)

All measurements are approximate and for display purposes only

PerryBishop

PROPERTY MADE PERSONAL

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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.

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