PerryBishop

PROPERTY MADE PERSONAL

Beauchamp Close, Fairford, Gloucestershire, GL7 4LP







Delightful end of terrace home • Kitchen breakfast room • Garden room • Storage garage • Utility room • Driveway parking • Private rear garden • Cul-de-sac location • EPC C

Beauchamp Close,
Fairford, Gloucestershire, GL7 4LP

Key Features


3
Bedrooms


1
Bathrooms


2
Receptions

About the property
An extended and well presented three bedroom end of terrace home with off street parking to the side of the house all set in a quiet cul-de-sac on the fringes of the popular market town of Fairford.

The accommodation is arranged over two floors with the ground floor comprising sitting room with stairs to the first floor, well appointed kitchen dining room that leads into a spacious conservatory which has been insulated to provide a solid roof and opens out to the rear garden. Just off the kitchen the garage has been part converted creating a storage area with electric roller garage door, utility room and separate WC.

The first floor level comprises of a double main bedroom and two further bedrooms and a modern bathroom.

Outside, the driveway provides off street parking to the front with roller door access to the garage. At the rear there is a spacious and manageable private and enclosed 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. 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'.

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.

Directions
From our office in Silver Street turn left into Castle Street and follow through to the Market Place and on into Dyer Street. At the traffic lights go straight across towards the roundabout. At the roundabout take the second exit, following the right hand lane and turning right at the traffic lights onto London Road towards Fairford. Continue to the market town of Fairford and turn left just after the road narrows into the High Street. Continue to the end and bear right in Park Street. At the end bear left onto Leafield Road. Turn right into St Marys Drive and Beauchamp Close can be found on the right-hand side.

What3Words /// thudded.encodes.cushy

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

Local Authority
Cotswold District Council.

Council Tax Band C.

Our reference
CIR/LJ/CDH/25092025

We'd love to hear from you
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what the owner said

My home has a very good light with the morning sun to the front and the evening sun to the rear. Countryside nearby and all the amenities of a small town. Good garden area.













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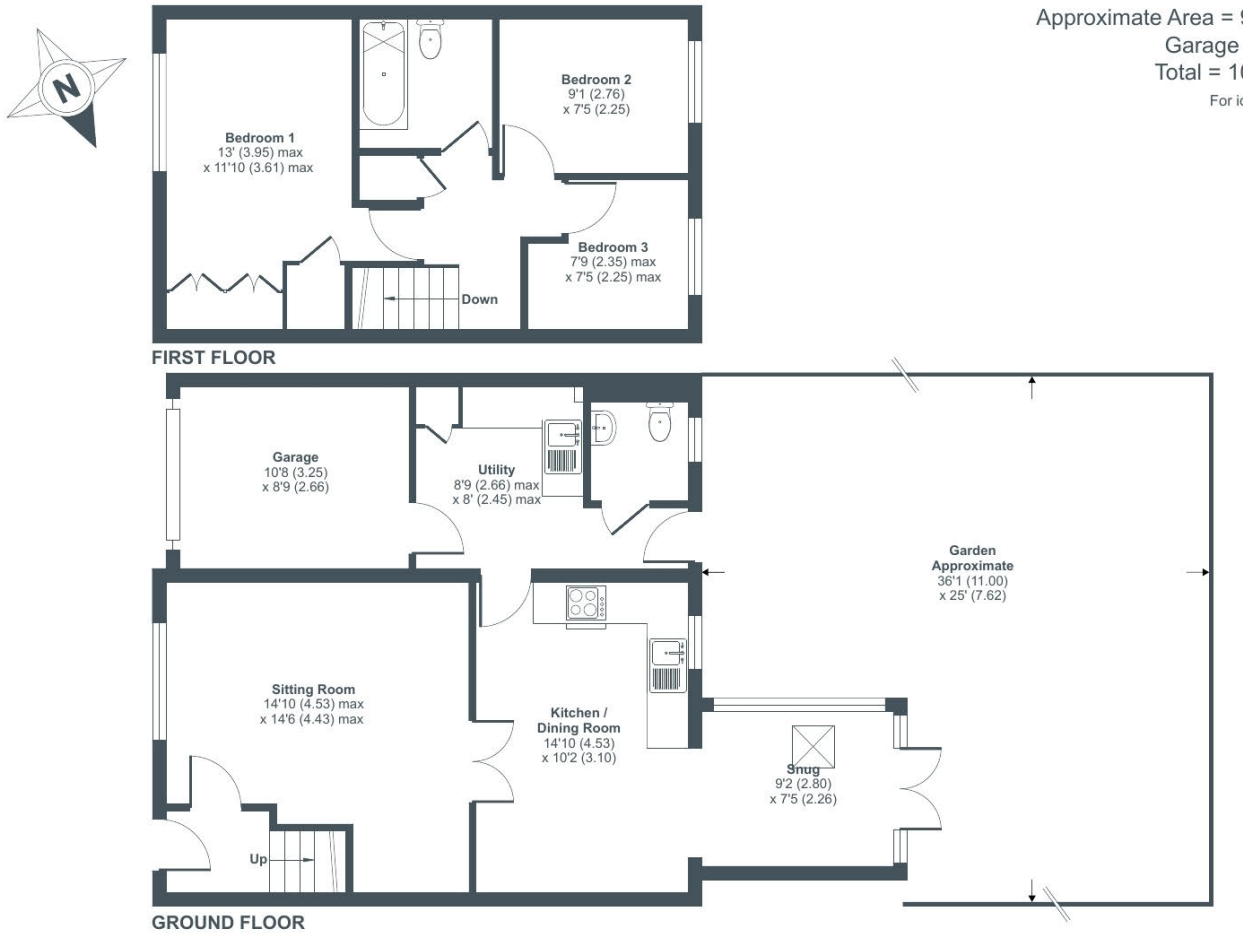
Approximate Area = 940 sq ft / 87.3 sq m
Garage = 96 sq ft / 8.9 sq m
Total = 1036 sq ft / 96.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Perry Bishop. REF: 1358802

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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.