

Crabtree Park, Fairford, Gloucestershire, GL7 4LT

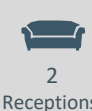
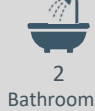
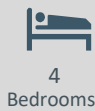


- Detached family home ● Four double bedroom ● Sought after cul-de-sac in Fairford ● Sitting room, dining room and study
- Kitchen diner and utility room ● Two bathrooms ● Double garage and off street parking ● Private rear garden
- EPC C

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Key Features



About the property

9 Crabtree Park sits in one of Fairford's most popular cul-de-sacs and enjoys a lovely position with a pleasant outlook. Nestling on the fringes of this market town, the property is well placed to be close to all of its amenities, facilities, and some glorious countryside walks.

This well-proportioned family home has light and airy accommodation over two floors and briefly comprises an entrance hall where there are stairs to the first floor and a door to the cloakroom. The sitting room enjoys a fitted wood burner and an archway leads through to the main hub of this wonderful property, the kitchen/family room. In the family area, there is ample room for a table and sofa with patio doors leading out into the garden. The kitchen area has a generous range of wall and base units with working surfaces over, integral appliances, a centrally located island, and opens into the utility room where there is a door to the side. Off the hallway at the front of the property, there is a very useful home office/playroom.

At first floor level, the landing leads to the three well proportioned bedrooms and the bathroom which enjoys a separate shower as well as a wash hand basin set in a vanity unit and WC. The principal bedroom has the added benefit of an en suite shower room.

Outside, to the front of the property, it is predominantly laid to lawn with flower/shrub borders. A driveway provides ample parking and leads to the double garage with twin electric up-and-over doors. There is a personal door into the rear garden as well as side access. The rear garden is well-enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with a patio area 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 on the A417 towards Poulton and Fairford. Continue through the village of Poulton. On entering Fairford take a left into The Market Square. At the end turn right into Park Street. Bear left onto Leafield Road and Crabtree Park can be found on the right just before leaving the town.

What 3 Words

cleanest.carpeted.serve

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Mains Supply

Local Authority

Cotswold District Council

Council tax Band - F

Our reference

CIR250079

1st May 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

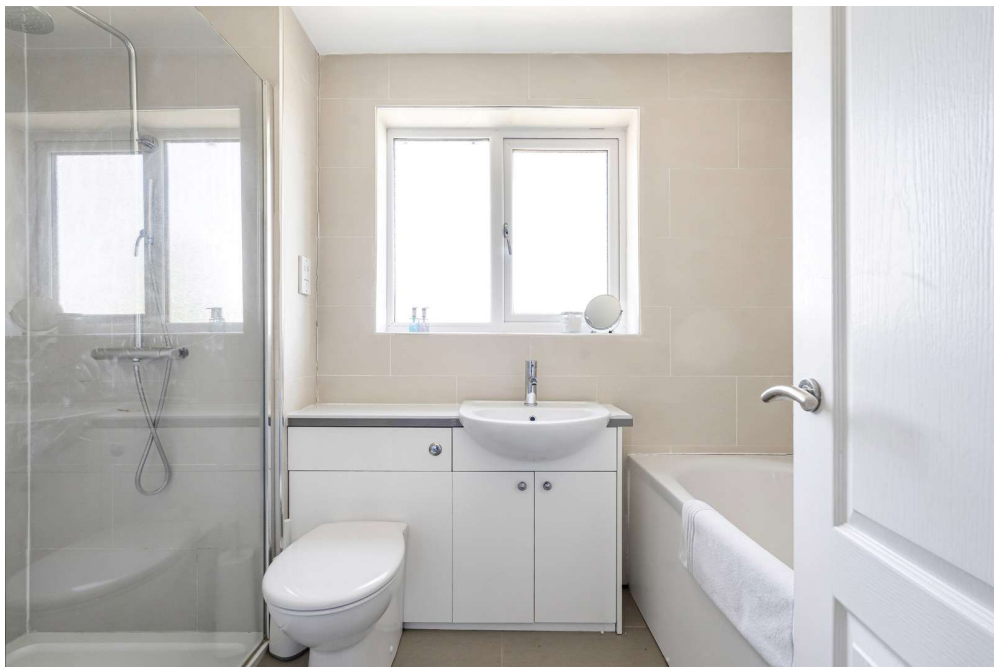
T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

We love the peace and quiet of the cul de sac and the house proximity to the town centre. We enjoy the location due to being close enough to the school. We benefit from a secure and fairly secluded garden, with friendly neighbours. We refurbished the house with a lot of thought and consideration for our family to make it open and welcoming with plenty of storage.





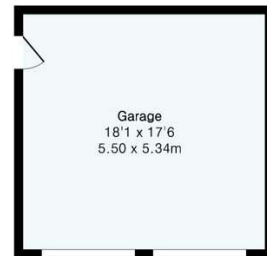


**Approximate Gross Internal Area 1932 sq ft - 179 sq m
(Including Garage)**

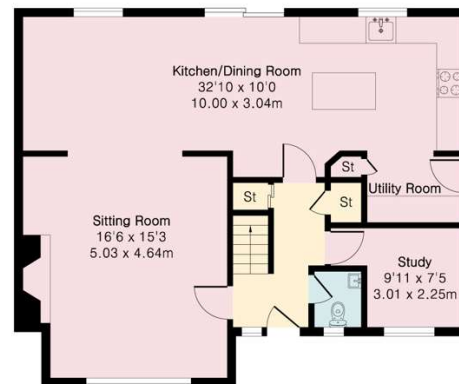
Ground Floor Area 808 sq ft – 75 sq m

First Floor Area 808 sq ft – 75 sq m

Garage Area 316 sq ft – 29 sq m



Garage



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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