

## Aldsworth Close, Fairford, Gloucestershire, GL7 4LB



Semi-detached family home • Three bedrooms • Generous plot • In need of updating with potential to extended and reconfigured STPP • Off street parking • Garage • NO ONWARD CHAIN • EPC C

# Aldsworth Close,

Fairford, Gloucestershire, GL7 4LB

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

To be offered for sale with no onward chain is this three bedroom semi-detached family home sitting on a generous plot and benefitting from off street parking, large garage, private rear garden and a rural backdrop. The property is set on the fringes of the popular market town of Fairford but still comfortably within a mile's walk from the town's High Street as well as the local primary and secondary schools.

The property would benefit from updating and, if required, lends itself to being extended and reconfigured subject to the necessary regulations and permissions. The accommodation is arranged over two floors with the ground floor comprising entrance hall, sitting room, conservatory and a kitchen dining room. The first floor offers the three bedrooms, bathroom and separate WC.

Outside, a sizeable front garden provides off street parking leading to the large garage, while to the rear is the private garden laid to lawn.

## 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 and nationally recognised as an important conservation and wildlife study area.

Another feature of Fairford is the range and extent of a web of Public Rights of Way both within the town and beyond with footpaths to Quenington and Lechlade.

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 Primary School being awarded 'outstanding' by Ofsted.

## Directions

From our office in Cirencester follow on the A417 into Fairford. Follow through the centre of Fairford, going past the Market Place on the left hand side, continuing out of Fairford towards Lechlade, taking the last turning on the left hand side into Hatherop Lane. Turn left into Hatherop Road, then left again and a final left into Aldsworth Close.

What3Words /// mascots.news.picnic

## 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/SW/CDH/16092025

## We'd love to hear from you

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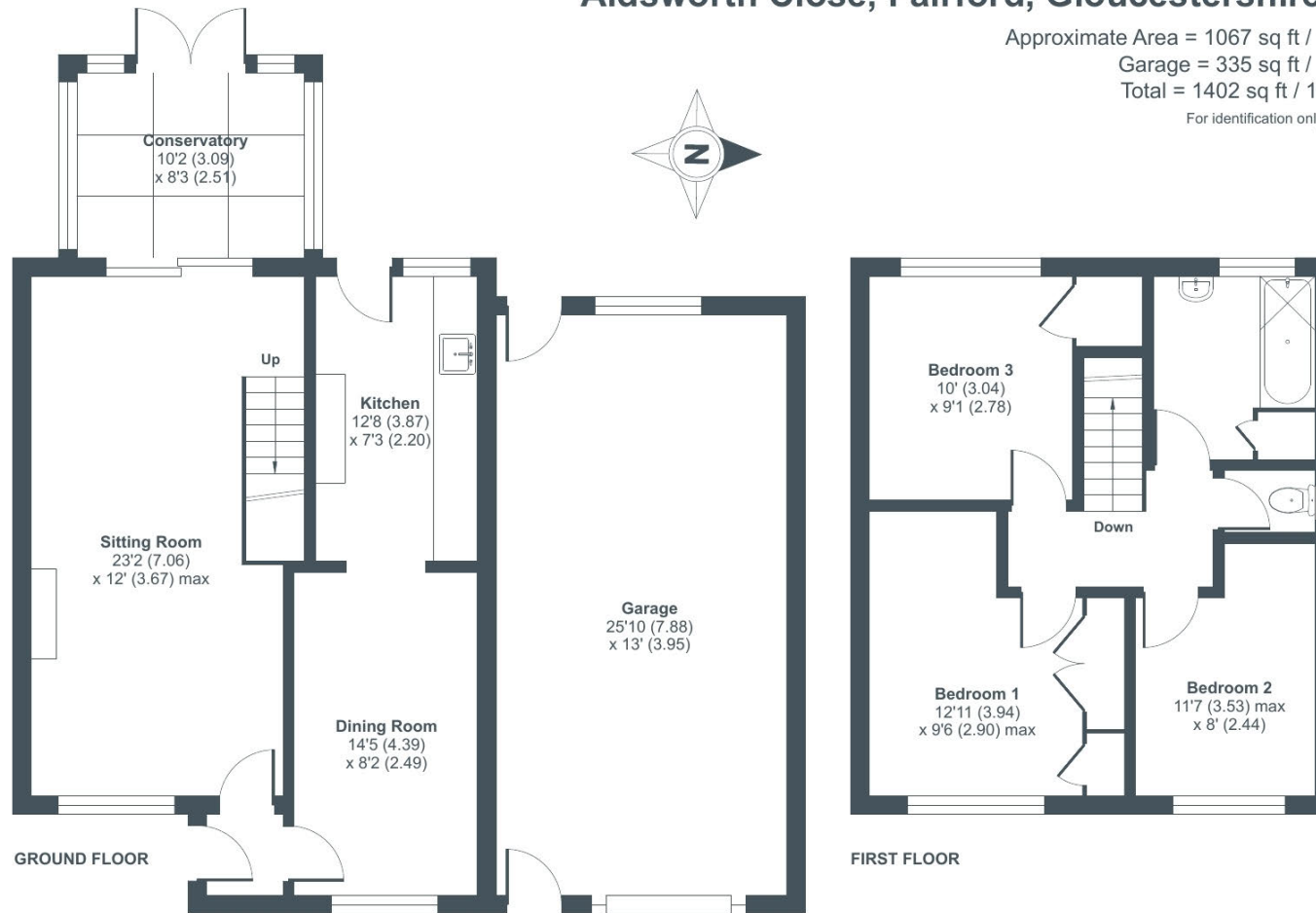
## Aldsworth Close, Fairford, Gloucestershire, GL7

Approximate Area = 1067 sq ft / 99.1 sq m

Garage = 335 sq ft / 31.1 sq m

Total = 1402 sq ft / 130.2 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). © n/checom 2025. Produced for Perry Bishop. REF: 1353625



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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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