

Fairford, Gloucestershire, GL7 4GN



Immaculately presented modern detached home • Dual aspect sitting room • Generous kitchen dining room • En-suite shower room and separate family bathroom • Garage and off street parking • Private rear garden • Situated around a mile's walk from Fairford's High Street • NO ONWARD CHAIN • EPC B

## Fairford, Gloucestershire, GL7 4GN

### Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

### About the property

Offered for sale with no onward chain is this immaculately presented modern four double bedroom detached family home, benefitting from a garage, off street parking, and a landscaped private rear garden. The property is situated on the outskirts of the popular town of Fairford, around a mile's walk from the town's High Street as well as the local primary and secondary schools.

The well proportioned accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom/utility, study, dual aspect sitting room opening out to the rear garden, a generous kitchen dining room also opens out to the rear garden. The first floor offers the four double bedrooms serviced by an en-suite shower room and separate family bathroom.

Outside, tandem driveway parking, with electric vehicle charging point, leads to the garage. While gated side access leads to the landscaped private rear garden laid to patio and lawn.

NB - the property is subject to a management fee of £266.15 per annum paid to Gateway Property Management for Keble Fields estate maintenance.

### 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.

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.

### Directions

From our office in Silver Street follow the A417 to Fairford. On entering Fairford continue over the bridge, past the Market Square and the rank of shops on the right hand side and continue on the road towards Lechlade. After the turning to Hatherop turn right into Keble Fields and Trubshaw Way.

What3Words /// cute.grass.trophy

### Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

### Local Authority

Cotswold District Council.

Council Tax Band E.

### Our reference

CIR/SW/CDH/30072025

### We'd love to hear from you

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## Trubshaw Way, Fairford, Gloucestershire, GL7

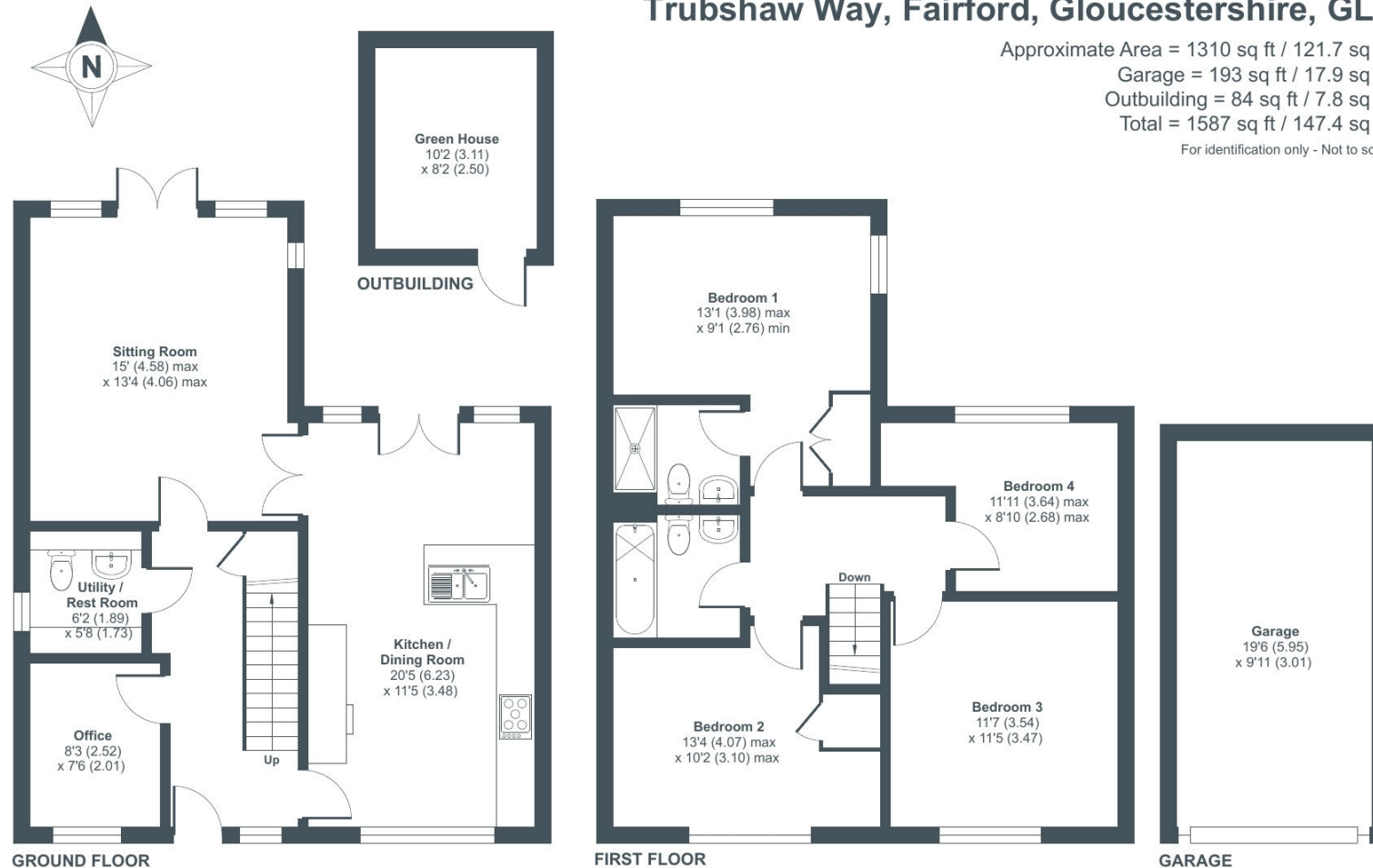
Approximate Area = 1310 sq ft / 121.7 sq m

Garage = 193 sq ft / 17.9 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 1587 sq ft / 147.4 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: 1332140



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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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