

## Courtbrook, Fairford, Gloucestershire, GL7 4BE



- Detached family home ● Four bedrooms ● Dual aspect kitchen dining room ● Sitting room ● Utility room and cloakroom
- En-suite shower room and family bathroom ● Garage and ample off-street parking ● Private enclosed rear garden
- EPC D

# Courtbrook,

Fairford, Gloucestershire, GL7 4BE

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Offered for sale with no onward chain, this beautifully positioned detached four-bedroom family home enjoys a sought-after setting within easy reach of the wide range of amenities, facilities and highly regarded schools in the popular market town of Fairford.

Arranged over two floors, the well-proportioned accommodation begins with a welcoming entrance hall. The ground floor features a recently remodelled, light and airy kitchen/dining room, thoughtfully designed for modern family living, which leads through to a utility area with rear access to the garage. From here, a door connects to the adjoining greenhouse and provides further access to the rear garden.

The generous sitting room is filled with natural light and centred around an attractive fireplace, with patio doors opening directly onto the garden. A convenient cloakroom completes the ground floor accommodation.

Upstairs, a galleried landing with airing cupboard and loft access leads to four well-proportioned bedrooms. The principal bedroom benefits from built-in storage and an en-suite shower room. Three further bedrooms are served by a separate family bathroom, making this an ideal home for growing families.

Externally, the property benefits from ample off-street parking and an attached garage. Side pedestrian access leads to a generous, mature rear garden, enjoying a good degree of privacy and providing an ideal space for both relaxing and entertaining.

## 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 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 through Fairford until you pass Londis on the right hand side. Turn right onto The Plies, and turn right again into Courtbrook. The property is located a short distance up the road on the left hand side.

What 3 Words

[discrepancy.listen.page](#)

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - GasCentral

## Local Authority

Cotswold District Council

Council tax Band - F

## Our reference

CIR250422

19th March 2026

## We'd love to hear from you

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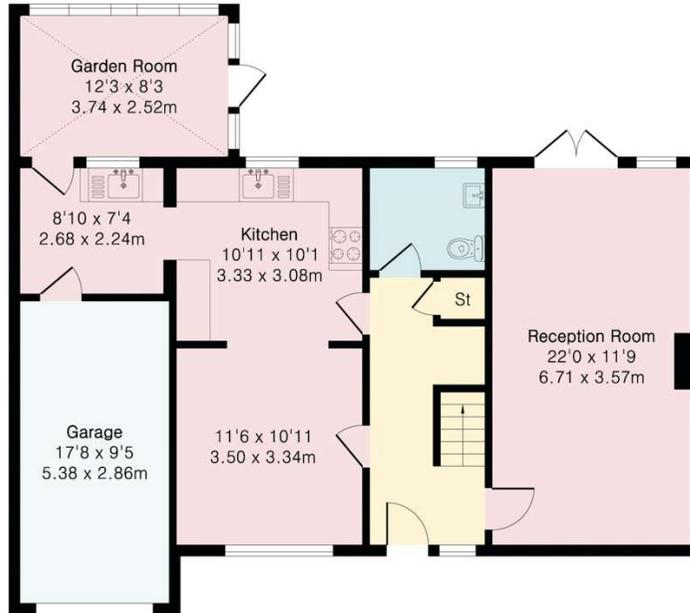




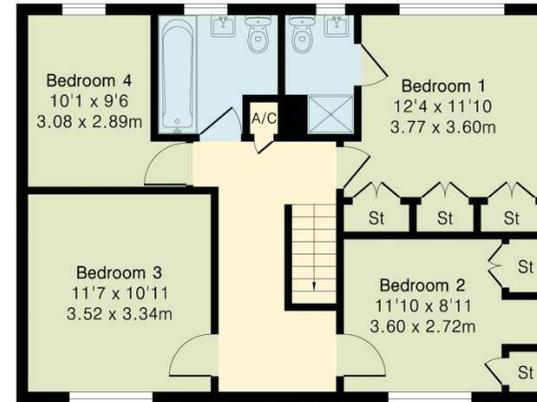
**Approximate Gross Internal Area 1677 sq ft - 156 sq m  
(Including Garage)**

Ground Floor Area 1010 sq ft – 94 sq m

First Floor Area 667 sq ft – 62 sq m



Ground Floor



First Floor

**PerryBishop**  
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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