

## Jacobs Piece, Fairford, Gloucestershire, GL7 4FH



Detached family home • Immaculate kitchen dining room • Sitting room & study • Separate cloakroom & utility room • En-suite shower room and family bathroom • Low maintenance rear garden • Garage & driveway parking • Around half a mile's walk from Fairford High Street • EPC B

# Jacobs Piece,

Fairford, Gloucestershire, GL7 4FH

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

This superbly maintained four bedroom detached home is set within a popular and well-regarded modern development, just half a mile's walk from Fairford High Street. Thoughtfully designed for family living, the property offers generous and versatile accommodation across two floors, with a high-quality finish throughout.

The ground floor comprises a welcoming entrance hall with cloakroom, spacious sitting room with front aspect and a separate study ideal for working from home. The contemporary kitchen and dining area opens into a bright and airy seating space that enjoys a sunny outlook over the rear garden. A useful utility room completes the ground floor layout.

Upstairs, the first floor provides four well-proportioned bedrooms. The principal bedroom features a modern en-suite shower room, while the remaining three bedrooms are served by a stylish family bathroom.

Outside, the rear garden has been beautifully landscaped for low maintenance, with a combination of paved patio and artificial lawn perfect for relaxing in a private setting. Gated pedestrian access leads to the tandem driveway and single garage, offering ample off-street parking.

This home represents a fantastic opportunity to join a friendly, thriving community on the western outskirts of Fairford, with easy access to the town's shops, schools, and amenities.

NB - The property is subject to an annual management fee of approximately £160 per annum.

## 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'.

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

## Directions

Leave Cirencester on the Burford Road bearing right onto the A417 towards Ampney Crucis and Fairford. Proceed through the villages of Ampney Crucis and Poulton continuing towards Fairford. On entering Fairford take the first left turning into Jacobs Piece, follow the road past the allotments and the green space on your left. Keep following Jacobs Piece and go past Ritter Close on your left and the property is the on the corner on the left hand side.

What3Words /// grownup.grabs.stolen

## 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/01102025

## We'd love to hear from you

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*what the owner said*

Corner walled house in Cotswold style with south facing private rear garden and a private driveway. We have enjoyed living in this beautiful part of the Cotswolds.













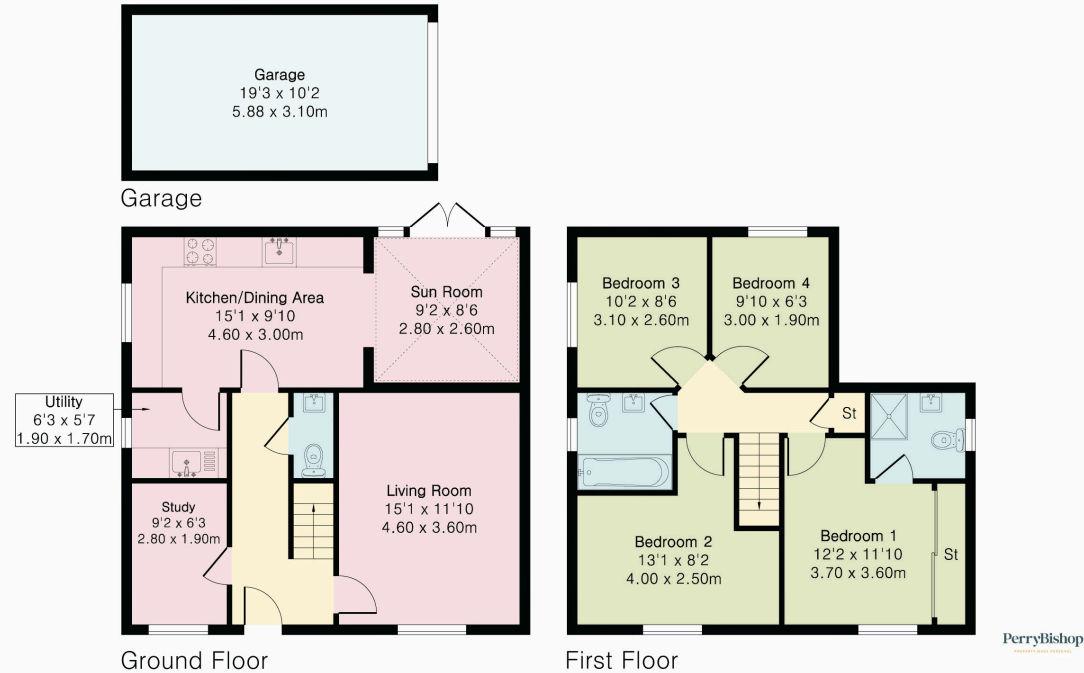


**Approximate Gross Internal Area 1188 sq ft - 110 sq m  
(Excluding Garage)**

Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 549 sq ft – 51 sq m

Garage Area 196 sq ft – 18 sq m



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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