

PerryBishop

PROPERTY MADE PERSONAL



Cirencester Road Fairford, Gloucestershire, GL7 4BS

<Property.PriceNoQualifier>

Cirencester Road

Fairford, Gloucestershire, GL7 4BS

Key Features



6
Bedrooms



6
Bathrooms



3
Receptions

- Substantial detached family home providing around 4000 sq/ft of accommodation
- Includes a self-contained annexe
- Six bedrooms
- Three reception rooms
- Six bathrooms
- Large garden room
- Detached double garage

About the property

Offered for sale with no onward chain and sitting on approximately a third of an acre as well as providing around 4000 square feet of accommodation, is this substantial detached family home. The property also benefits from ancillary accommodation in the way of a self-contained annexe, a large garden room, more than ample off-street parking and a double garage. All situated on a secluded plot within easy access of the wide range of amenities, facilities and schooling that the popular market town of Fairford has to offer. The accommodation allows excellent flexibility as well as the option to rent out the annexe for supplementary income or independent accommodation for a relative.

The flexible accommodation is arranged over two floors and currently comprises entrance porch which leads in to a stunning reception hall with high ceiling and the galleried landing above, utility/boot room and a separate cloakroom, ground floor bedroom suite with shower room and generous storage, triple aspect

sitting room and a 37ft open plan kitchen dining family room, with a boiling tap in the kitchen, which opens out to the rear garden. The annexe is self-contained, although can be accessed via the kitchen, is single level and consists of an entrance hall, double bedroom, bathroom and an open plan kitchen sitting room which open out to its own, and considerable, section of garden.

The first floor offers a striking and sizeable galleried landing overlooking the hall below and accesses four large double bedrooms, three of which profit from en-suites (the main en-suite benefitting from a steam room), a family bathroom services the other bedroom and a fifth smaller room; a study or nursery.

Outside, electric gates lead into a vast paved drive providing ample parking to the front of the property and also leads to the detached double garage. While to the rear, the garden has been divided to provide separate private section to the main house and annexe. The main garden has been landscaped to provide different areas of enjoyment and use, including a hot tub and cover, while also housing a large garden room, with plumbing, heating, electrical supply and currently fitted with a golf simulator but would equally make an excellent home working space or children's den out of the house.

A truly impressive property that must be viewed to be fully appreciated.

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 Burford Road bearing right onto the A417 towards Ampney Crucis and Fairford. Proceed through the villages of Ampney Crucis and Poulton continuing towards Fairford. Immediately on entering Fairford take the first left turning (before Jacobs Piece) and the property can be found behind the electric gates in front of you.

Services & Tenure

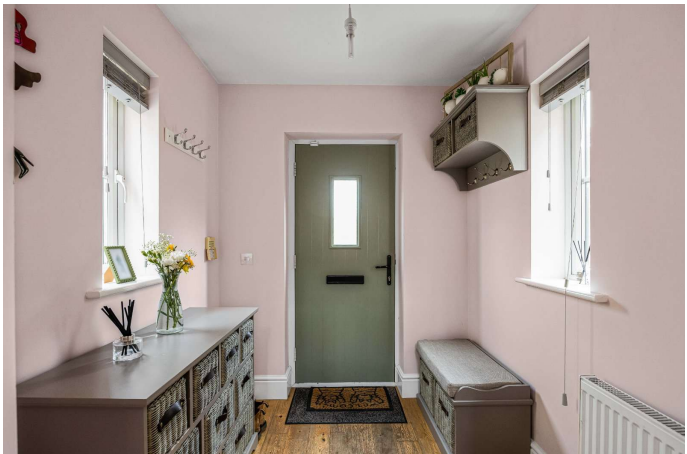
Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Oil

Local Authority

Cotswold District Council
Council tax Band – G

Our reference

CIR250526
3rd November 2025









**Approximate Gross Internal Area 3925 sq ft - 365 sq m
(Excluding Outbuilding)**

Ground Floor Area 2391 sq ft – 222 sq m

First Floor Area 1534 sq ft – 143 sq m

Outbuilding Area 507 sq ft – 47 sq m



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.





perrybishop.co.uk

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.

