

# PerryBishop

PROPERTY MADE PERSONAL

Ritter Close, Fairford, Gloucestershire, GL7 4FT



- Detached
- Two Double Bedrooms
- Sitting Dining room
- Family Bathroom
- Parking
- EPC C

# Ritter Close

Fairford

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

12 Ritter Close is a well-presented, modern detached two-bedroom home offering comfortable and well-planned living space throughout.

The ground floor includes a well-equipped kitchen, a generous downstairs cloakroom, and a bright sitting room with direct access to a pleasant, sunny garden.

Upstairs, there are two good-sized double bedrooms, both with dual-aspect windows, along with a modern family bathroom.

The property also benefits from an allocated parking space to the front.

NB: The property is a shared ownership property and is being sold on a freehold basis at 100% of the market value.

There is a service charge of £303 per annum.

## 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

## 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. 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 then enter Ritter Close on your left and the property is immediately on your left hand side.

## What 3 Words

apprehend.hospitals.begun

## Services & Tenure

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





**Local Authority**  
Cotswold District Council  
Council Tax Band – C

**Our reference**  
CIR250527  
27th March 2026

**We'd love to hear from you**  
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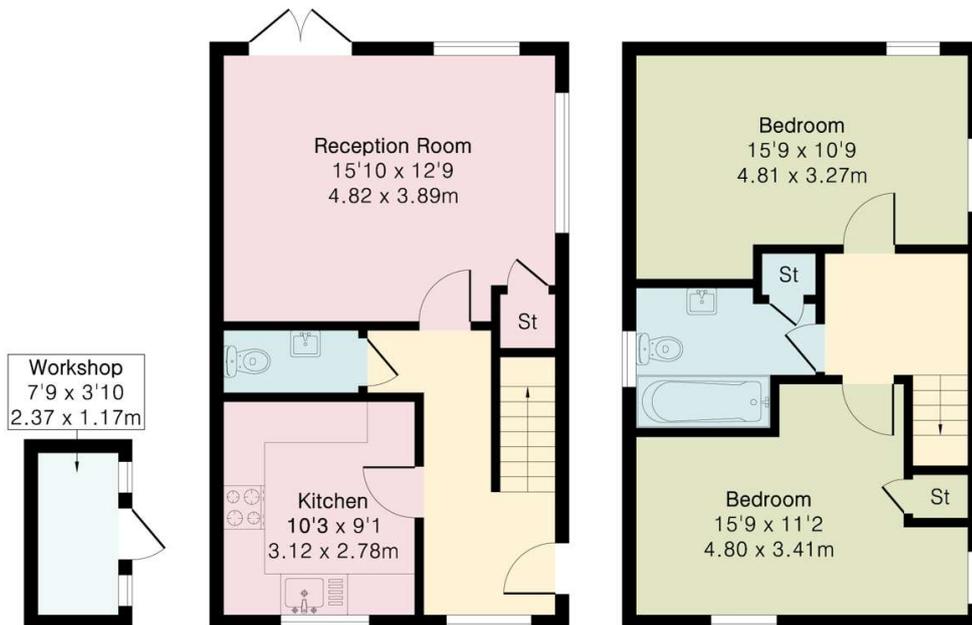
### *what the owner said*

12 Ritter Close is on a very well-maintained estate with access to the immediate countryside and great walks. There are allotments on the estate should anyone wish to put their name down for one. Stunning walk to school for children through the Mill area. A great play area on Milking Path Way just 5 seconds from front door. Plus all the other benefits of living in Fairford.



**Approximate Gross Internal Area 848 sq ft - 78 sq m  
(Excluding Outbuilding)**

Ground Floor Area 424 sq ft – 39 sq m  
 First Floor Area 424 sq ft – 39 sq m  
 Outbuilding Area 30 sq ft – 3 sq m



Outbuilding Ground Floor

First Floor

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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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**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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