

## The Orchard, The Croft, Fairford, Gloucestershire GL7 4BL

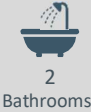
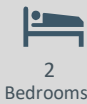


- Coach house style maisonette
- Two double bedrooms
- Exclusive retirement development for the over 55s
- Modern fitted kitchen
- Light and airy sitting/dining room
- EPC E
- NO ONWARD CHAIN

# The Orchard,

The Croft, Fairford, Gloucestershire GL7 4BL

### Key Features



### About the property

Offered for sale with no onward chain is this well presented two double bedroom end of terraced coach house style maisonette set within this purpose-built retirement development for the over 55s with amenities including swimming pool and an Estate Manager, all situated in the centre of the market town of Fairford.

The accommodation is arranged over two floors with the ground floor comprising a generous reception hall, which has been screened off and utilised by the owners for various functions from a study, studio and ground floor bedroom, and leads to a small patio. The ground floor is serviced by a shower room.

The first floor offers a large landing with high ceilings, skylight, ample storage and access to the loft, two double bedrooms, both with built-in storage, with bedroom one further benefiting from an air conditioning/heat pump unit, a shower room, and a light and airy sitting/dining room with a modern fitted kitchen off.

Outside is a small private rear patio with a westerly aspect, while to the front is an allocated parking space. Communally, there is an enclosed garden square where the swimming pavilion and sun terrace can be found.

The management company, Cognatum Estates, maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system in each property and resident estate managers are on hand to provide support and help when needed. Please also be aware that upon resale the management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor.

### 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'.

### 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

Take the A417 to Fairford, upon entering the village cross the bridge and follow the road past Londis and continue round the corner, take the first turning left and turn left again into Lower Croft. Turn left into Lower Croft and The Orchard can be found on the left hand side. Follow The Orchard to the end of the road leading to the library and the property can be found on the left hand side.

What3Words: ///sprawls.opposites.pesky

### Services & Tenure

Tenure – Leasehold, with an original term of 999 years from 24 March 1984. The service charge for 2026 will be £7,584.00, due in equal quarterly instalments.

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Electric

### Local Authority

Cotswold District Council

Council tax Band - D

### Our reference

CIR250552

25th November 2025

### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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## what the owner said:

Fairford is a thriving and very friendly community. The Orchard is a lovely development of retirement housing centred around the swimming pavilion and communal gardens. It is great to be in such a central position in the town, halfway between the doctors and the church and a very short walk to Budgens. The residents of The Orchard organise their own activities such as weekly coffee mornings and exercise classes as well as special celebrations for national events such as VE anniversary, royal jubilees etc, which contributes to the sense of community.













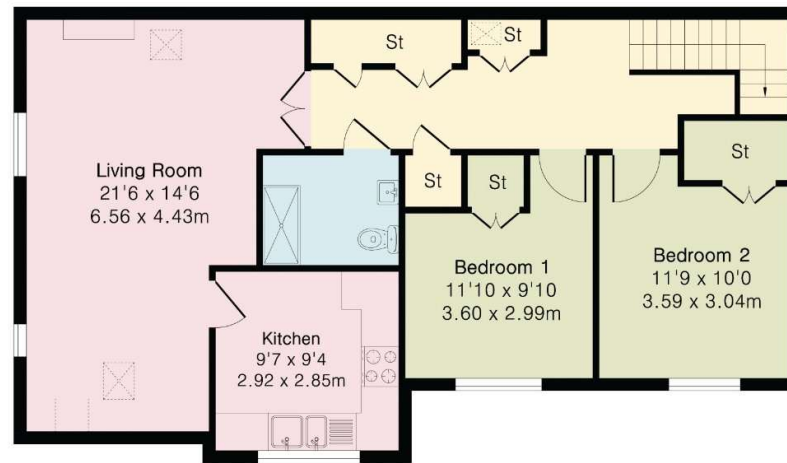
## Approximate Gross Internal Area 1094 sq ft - 101 sq m

Ground Floor Area 283 sq ft – 26 sq m

First Floor Area 811 sq ft – 75 sq m



Ground Floor



First Floor

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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.

