

## Land At Pengeric, East End, Fairford, GL7 4AP



● Imminent planning permission ● 4/5 bedroom ● Detached ● Garden ● Self Build Plot

Guide Price  
£295,000

# Land At Pengeric, East End, Fairford, GL7 4AP

## About the property

Planning permission is imminent for this detached 4 bedroom house with garden.

The site currently contains a disused bungalow, areas of shrubbery, and several trees, all of which will need to be removed as part of the proposed development.

The thoughtfully designed plans offer spacious, modern family living arranged over two floors, with a well-balanced layout that combines open-plan areas with flexible private spaces. Set within the desirable village setting of East End, Fairford, the house is designed to maximise natural light and everyday practicality while retaining a sense of character and comfort.

The entrance opens into a welcoming entrance hall which part has an impressive double height, to the front is a generous living room, ideal as a formal sitting or family space. Adjacent to the hall is a versatile study / bedroom / playroom, offering flexibility for home working, guest accommodation, or children's use.

At the heart of the house is an impressive kitchen, dining and sitting area, forming a bright and sociable open-plan space suited to modern family life and entertaining. This area is designed as the main hub of the home, with plenty of room for cooking, dining, and relaxed seating. A pantry and utility room are conveniently positioned off the kitchen, providing excellent storage. A ground-floor WC is accessed from the hall.

The first floor is arranged around a central landing that overlooks the double-height space below. The accommodation includes a spacious master bedroom with a dedicated dressing area and a private en-suite bathroom, creating a comfortable and private retreat. Additional bedrooms are well proportioned, with one benefiting from its own en-suite, while the remaining bedroom(s) are served by a well-appointed family bathroom. Storage cupboards are integrated into the layout to ensure efficient use of space.

Externally there is a drive with off-road parking for 3 cars and to the rear, a good sized garden.

The house is designed to suit contemporary living while fitting comfortably within the rural and village character of Fairford.

## 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.

Another feature of Fairford is the range and extent of a web of Public Rights of Way both within the town and beyond with footpaths to Quenington and Lechlade.

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.

**What3Words:** homelands.socket.drama

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Gas – Mains Supply

## Planning

Cotswold District Council  
25/03578/FUL

## Local Authority

Cotswold District Council

## Our reference

LAN250085  
18th December 2025

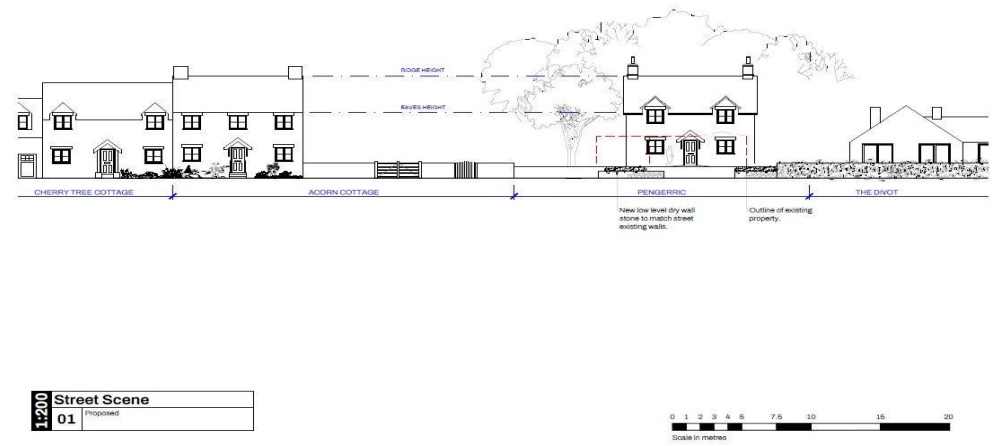
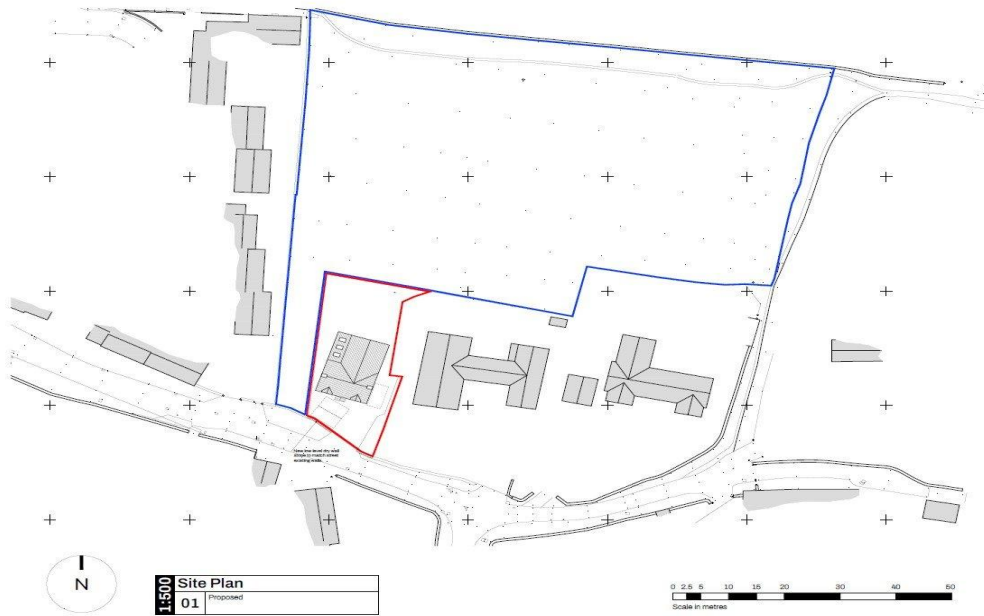
## We'd love to hear from you

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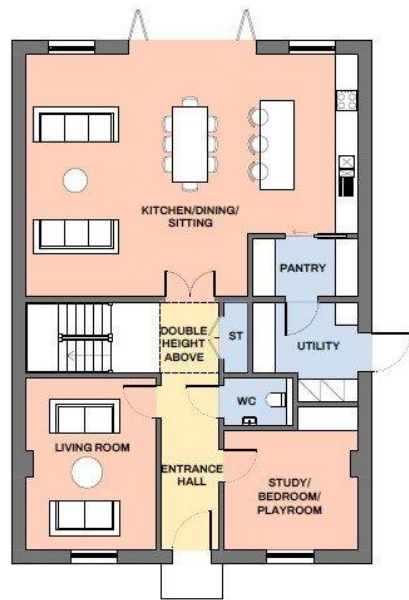








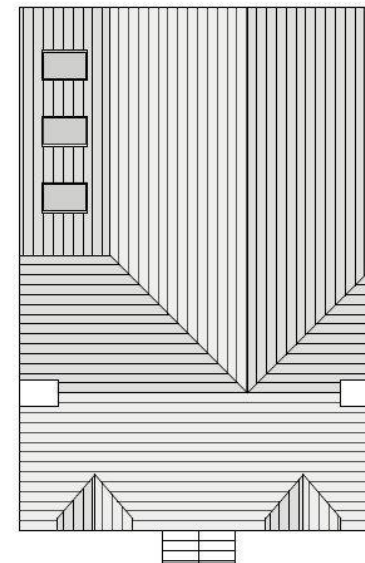




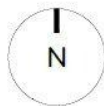
**1:100 Proposed Plans**  
01 Ground Floor Plan



**1:100 Proposed Plans**  
02 First Floor Plan



**1:100 Proposed Plans**  
03 Roof Plan



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