



19 The Orchard, Fairford, Gloucestershire, GL7 4BL

Price Guide £390,000

- Three bed retirement cottage
- Kitchen
- Courtyard garden
- Available to those aged 55 years and over
- Master en suite
- Communal grounds
- Two reception rooms and conservatory
- Garage
- Swimming pavilion

19 The Orchard, Fairford, Gloucestershire, GL7 4BL

A well presented three bedroom cottage situated a short walk to the centre of the popular Cotswold market town of Fairford. Available exclusively to those aged 55 years and over, the accommodation offers an entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen, master bedroom with en suite shower room, two further bedrooms and a bathroom. Outside is a south facing courtyard garden, communal grounds to include a swimming pavilion and a garage.

Additional Information:

Council Tax Band- F

EPC Rating- E

Leasehold

999 year lease from 1984. The annual service charge for 2023 is £5,248. The service charge covers expenses including the Estate Manager, swimming pavilion, communal grounds and lighting, buildings insurance.



Council Tax Band: F



CANOPIED ENTRANCE

Outside light. Entrance door with glazed panel.

ENTRANCE HALL

Staircase to landing. Radiator.

CLOAKROOM

Suite comprising of a low level WC and pedestal wash basin. Dimplex heater. Understairs cupboard. Washing machine.

SITTING ROOM

15'8" x 14'0"

Window to front.with views across the green. Feature fireplace. Dimplex heater. Television and telephone points. Fly screen. Glazed panelled double doors to dining room.

DINING ROOM

10'8" x 10'0"

Glazed double doors to the conservatory. Dimplex heater.

CONSERVATORY

9'9" x 5'0"

Of timber construction. Glazed door to garden. Dimplex heater. Fly screen. Electric ceiling blinds.

KITCHEN

11'00 x 8'11"

Window to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a granite worksurface. Waste disposal. Range of wall and base units. Built in Electrolux double oven. Electrolux hob with extractor above. Integrated Neff fridge freezer. Integrated Zanussi dishwasher. Fly screen.

LANDING

Radiator. Loft access.

BEDROOM ONE

13'0" x 12'7"

Window to front with views across the green. Built in double wardrobe. Dimplex heater. Television and telephone points. Fly screen.

EN SUITE SHOWER ROOM

Skylight window to front. Suite comprising of a tiled shower cubicle, vanity unit and low level WC. Heated towel rail. Shaving point.

BEDROOM TWO

13'0" x 11'3"

Window to rear. Dimplex heater. Range of fitted bedroom furniture. Built in double wardrobe. Built in airing cupboard.

BEDROOM THREE/STUDY

9'0 x 7'0"

Window to rear. Fly screen. (The doors have been removed but they are stored in the garage.)

BATHROOM

Window to front. Suite comprising of a panelled bath with mixer tap shower and cradle, vanity unit and low level WC. Shaving point. Ladder radiator.

OUTSIDE

Pathway to entrance. The rear courtyard is southerly facing, laid mainly to gravel with a Cotswold stone wall. There is an electric awning outside the kitchen window.

GARAGE

Located in a nearby block.

AGENTS' NOTE

The Orchard is a semi retirement development available to those aged 55 years and over. The properties are all leasehold and benefit from the remainder of a 999 year lease from 1984. The annual service charge for 2023 is £5,248. The service charge covers expenses including the Estate Manager, swimming pavilion, communal grounds and lighting, buildings insurance.

Please note that upon resale of the property, Cognatum Estates Management Company charge 1% of the sale price plus VAT. This is for the leasehold pack and is payable by the vendor.

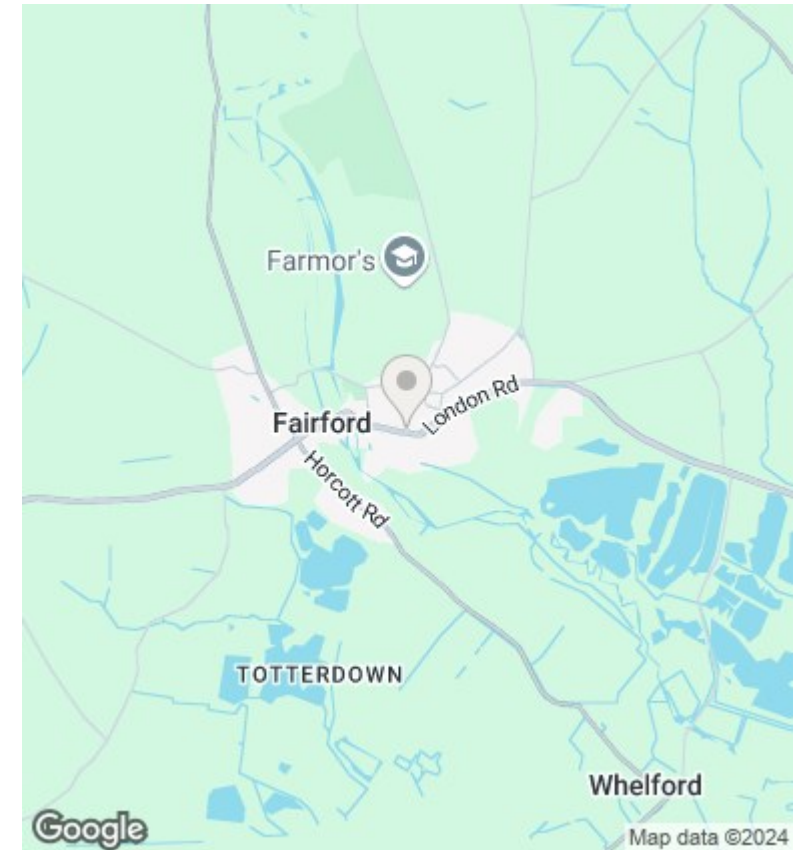
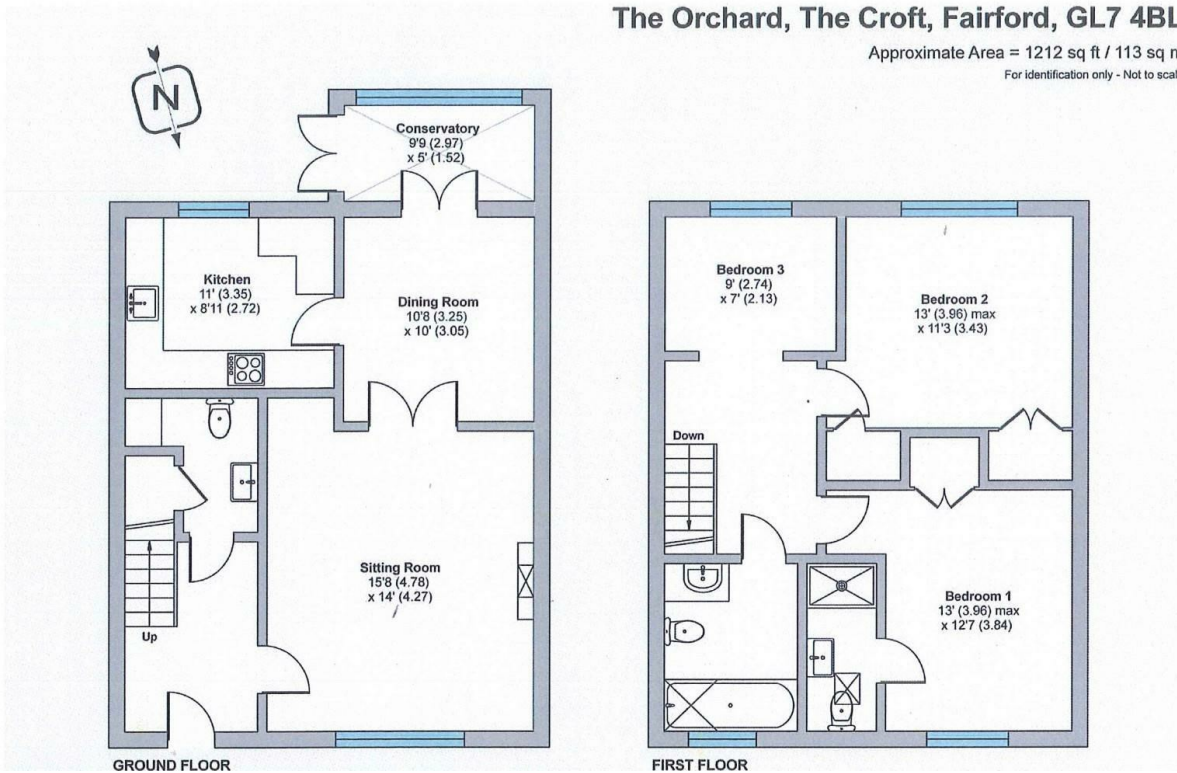
FAIRFORD

Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, cottage hospital and a weekly market.

The Orchard, The Croft, Fairford, GL7 4BL

Approximate Area = 1212 sq ft / 113 sq m

For identification only - Not to scale



Directions

The Orchard is accessed from The Croft.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	