



Arkadia Cirencester Road, Fairford, Gloucestershire, GL7 4BS

Asking Price £745,000

- A spacious five bed detached
- Kitchen/breakfast room
- Garage
- Scope to extend
- Large sitting room
- Utility and cloakroom
- Large gardens
- Dining room
- Master en suite
- NO ONWARD CHAIN

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A spacious five bedroom detached house situated towards the western outskirts of the desirable Cotswold market town of Fairford. The main accommodation offers an entrance hall, cloakroom, large sitting room, dining room, kitchen/breakfast room, side hall, utility, master bedroom with en suite, four further bedrooms and a bathroom. Outside are good sized private gardens, a garage and parking for several vehicles. Available with no onward chain.

Additional Information:

Council Tax Band- G

EPC Rating- C

Freehold



Council Tax Band: G



ENTRANCE HALL

Entrance door with glazed fanlight. Window to front. Built in cupboard. Understairs cupboard. Radiator. Staircase to first floor.

CLOAKROOM

6'1" x 4'9"

Obscure glazed window to front. Suite comprising of a low level WC and wall mounted wash basin. Tiled flooring and splashback. Radiator.

SITTING ROOM

27'8" x 19'0"

Windows to front and side. French doors to garden. Minster stone fireplace with gas fire. Four radiators. Television point. Satellite television connections.

DINING ROOM

12'5" x 11'9"

Patio doors to garden. Radiator.

KITCHEN/BREAKFAST ROOM

21'5" x 10'3"

Bayed windows to rear. Three radiators. Woodstripped flooring. Belfast sink with mixer tap above. Wooden worksurfaces. Tiled splashbacks. Five ring Neff gas hob with extractor hood above. Built in Neff oven. Integrated Bosch dishwasher. Integrated fridge freezer.

SIDE HALL/BOOT ROOM

Entrance door with glazed fanlight. Window to front. Built in cupboard. Water softener. Stone tiled floor.

UTILITY ROOM

6'1" x 4'10"

Windows to rear. Stone tiled flooring. Space and plumbing for automatic washing machine. Further utility space. Wall mounted Vaillant combination boiler for domestic hot water and central heating. Zonal heating control.

LANDING

Two windows to front. Radiator. Built in wardrobe. Built in linen cupboard. Roof access.

MASTER BEDROOM

15'0" x 12'11"

Windows to side and rear. Engineered wood flooring. Two radiators. Built in Sharps wardrobes.

EN SUITE SHOWER ROOM

9'2" x 5'4"

Obscure glazed window to front. Suite comprising of a shower cubicle, low level WC and wall mounted wash basin. Tiled floor and walling. Ladder radiator. Shaving point.

BEDROOM TWO

12'0" x 9'11"

Window to rear. Radiator. Fitted double wardrobe. Wood effect flooring.

BEDROOM THREE

11'10" x 9'11"

Window to rear. Radiator.

BEDROOM FOUR

10'10" x 9'11"

Window to rear. Wood effect flooring. Radiator.

BEDROOM FIVE/STUDY

12'0" x 6'0"

Window to front. Radiator.

BATHROOM

Obscure glazed window to front. Suite comprising of a panelled bath with shower above, and an all in one unit with vanity basin and WC. Tiled walls and flooring. Shaving point. Radiator.

OUTSIDE

The property is approached by double gates to a gravelled driveway with parking and turning for several vehicles. Mature hedgerow. Laid to lawn. Gates to the rear garden.

The rear garden is enclosed by timber fencing and laid mainly to lawn. Large patio with a secondary patio terrace. Outside taps. Outside power socket. Greenhouse. Vegetable plot. Secure gravelled hardstanding for a caravan/boat.

GARAGE

19'0" x 10'0"

Electric roller door. Window to rear. Personal door to side hall.

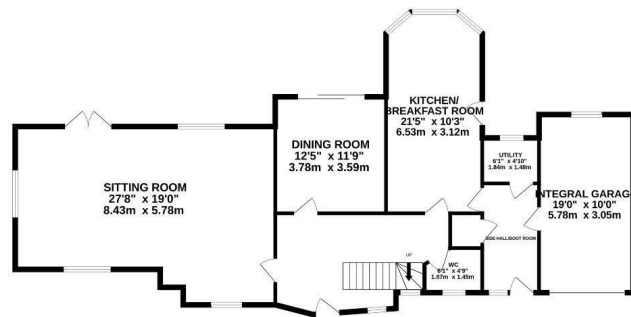
AGENTS' NOTE

The owners successfully applied for two separate planning applications to extend. The references are 20/00286/FUL and 21/01189/FUL. They can be viewed on the Cotswold District Council planning portal.

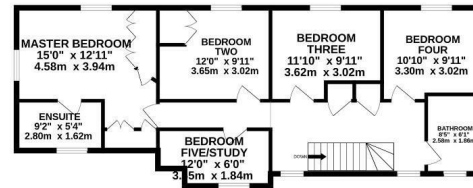
FAIRFORD

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.

GROUND FLOOR
1322 sq.ft. (122.9 sq.m.) approx.

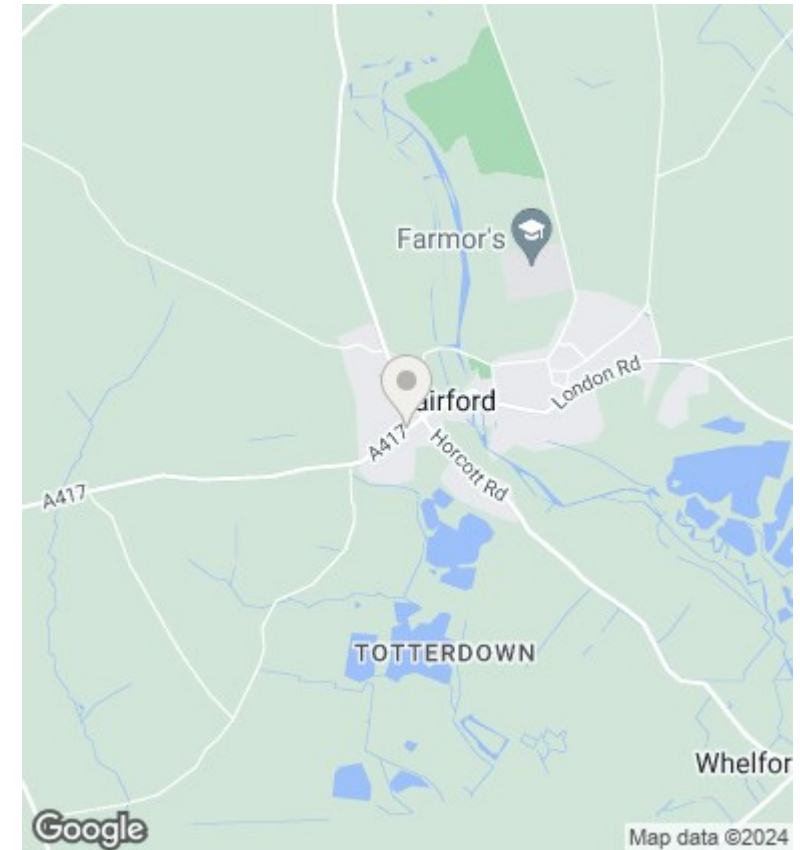


1ST FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 2174 sq.ft. (202.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From the Market Place, turn towards Cirencester. Go past the Marlborough Arms and the property will be found a short distance on the right.

Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	