



29 The Orchard, Fairford, Gloucestershire, GL7 4BL

Asking Price £399,995

- A well presented two bedroom cottage
- Re-built Sun Room
- Utility/cloakroom
- Garage
- Available exclusively to those aged 55 years and above
- Refitted kitchen/breakfast room,
- Refitted shower room
- Sitting room and dining room
- New heating and hot water system
- Courtyard garden, communal grounds and swimming pavilion

29 The Orchard, Fairford, Gloucestershire, GL7 4BL

A well presented two bedroom cottage situated in the centre of the popular Cotswold market town of Fairford, overlooking the small green by the library. Built in 2002, the property is available to those aged 55 years and above. The accommodation offers an entrance hall, utility/cloakroom, sitting room, dining room, a newly re-built sun room, refitted kitchen, two double bedrooms, a refitted shower room, and a new heating and hot water system. Outside is a courtyard garden, the communal grounds including a swimming pavilion and a garage. Available with no onward chain.

Additional Information:

Council Tax Band- E

EPC Rating- D

Leasehold



Council Tax Band: E



CANOPIED ENTRANCE PORCH

Outside light. Entrance door with glazed panel.

ENTRANCE HALL

Staircase to first floor with a chair lift. Radiator.

UTILITY/CLOAKROOM

Suite comprising of a low level WC and pedestal wash basin. Ladder radiator. Understairs cupboard. Rolled edge worksurface with space and plumbing for a washing machine. Wall mounted cupboard. Tiled splashbacks.

SITTING ROOM

15'4" x 11'8"

Window to front. Feature fireplace with a coal effect electric fire. Radiator. Double doors to the dining room. Television point.

DINING ROOM

11'0" x 8'6"

Sliding door to the kitchen. French doors to the sun room. Radiator.

SUN ROOM

9'10" x 5'11"

Windows to side and rear. Door to the garden. Radiator. Tiled flooring.

KITCHEN/BREAKFAST ROOM

10'2" x 9'7"

Window to rear. A refitted kitchen comprising of a one and a half bowl sink unit with mixer tap including a filtered drinking water tap above set into a quartz worksurface with cupboard and water softener below. Further range of wall and base units. Rangemaster cooker with induction hob. Integrated Neff fridge freezer. Integrated Bosch dishwasher. Integrated Bosch microwave. Tiled flooring. Under unit lighting. Radiator.

LANDING WITH STUDY AREA

Window to front with a study area. Roof access.

BEDROOM ONE

15'10" x 11'8"

Window to rear. Radiator. Built in double wardrobe.

BEDROOM TWO

11'8" x 11'1"

Window to front. Radiator. Built in double wardrobe.

SHOWER ROOM

9'3" x 6'11"

Window to rear. A refitted suite comprising a walk in shower, vanity unit and low level WC. Ladder radiator. Built in airing cupboard.

OUTSIDE

To the front is a Cotswold stone wall. A gate and pathway lead to the entrance. Laid to lawn with cultivated border.

The rear garden is laid to patio. A trellis fence and gate give access to the communal grounds.

GARAGE

This is numbered and in the parking area. Electric up and over door.

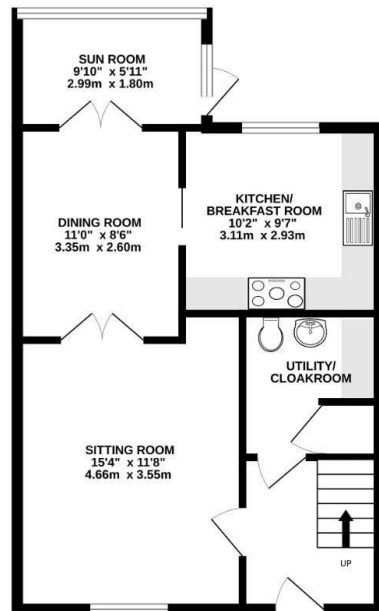
AGENTS' NOTE

These properties are leasehold and benefit from the remainder of a 999 year lease. There is a quarterly service charge and this is £1,855 for 2025. This includes buildings insurance, external maintenance, window and gutter cleaning, maintenance of the communal areas and swimming pool, patio cleaning, a personal alarm system, reserve fund and the provision of a resident site Estate Manager.

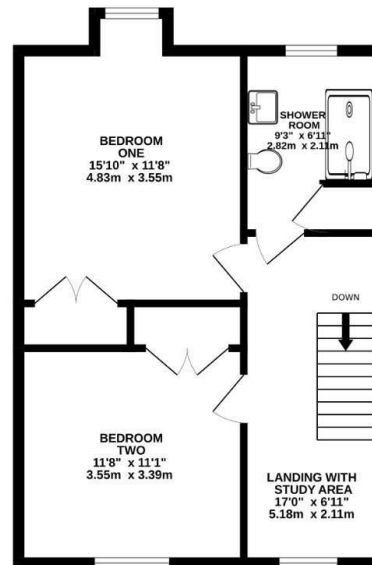
FAIRFORD

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, optician, cottage hospital and a weekly market.

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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

The property overlooks the small green by the library and accessed by foot from London Street. Vehicular access is 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		85
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC