



**Spaldings, Market Place, Fairford, GL7 4AB**  
**Asking Price £695,000**

**Cain & Fuller**



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**Cain & Fuller**

A unique opportunity to purchase a truly stunning 18th Century town house located in the very heart of the sought after market town of Fairford in glorious Gloucestershire countryside. The current vendors have sympathetically refurbished this distinctive property, it now offers interesting and flexible accommodation ideal for the family and located with walking distance of all of the amenities and facilities that the town has to offer including a well renowned primary and secondary school. Externally the house benefits from a secure and generous walled garden boasting a secluded and attractive aspect in the very heart of this historical town. Residents of the property also benefit from a very useful passive income, call the vendors sole agent for further details and to also arrange a viewing of this individual family home. To view this property immediately go through our amazing Virtual Tour available on this listing for a fully immersive experience.

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### **Fairford**

Fairford is a delightful beautiful Cotswold market town set on the banks of the River Coln amidst idyllic Cotswold countryside. The town enjoys an active community offering a range of day-to-day amenities. Education is provided at both primary and secondary levels, each boasting good Ofsted reports. There is a good selection of convenience shops, post office, public houses, modern medical centre, dentist, sports hall and playing fields. The nearby centres of Cirencester c.8 miles and Swindon c. 14 miles (railway station to London Paddington c.59 minutes) offer a greater range of facilities.

### **Nearby Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

### **Outside**

Wrought iron gated access to the front of the house where there is a inviting courtyard with attractive view of the Market Place and access to the front entrance door to the house. To the rear the property benefits from a secure walled rear garden boasting a high degree of seclusion mainly laid to lawn with a selection of entertaining areas. The garden provides an ideal outside space for small animals or young children and boasts a pleasant aspect to the rear as well as being very quiet ideal for a town based property.

### **Council Tax**

The property is council tax band B

### **Tenure**

The property is for sale freehold and the shop has a separate long leasehold title. The buyer would own both the freehold and leasehold elements.

### **Shop Unit**

To the front of the property there is a separate shop unit, this is leased out to a local business and provides an income of approx. £8500.00 pa, please ask the vendors sole agent for details.

### **Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations

potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





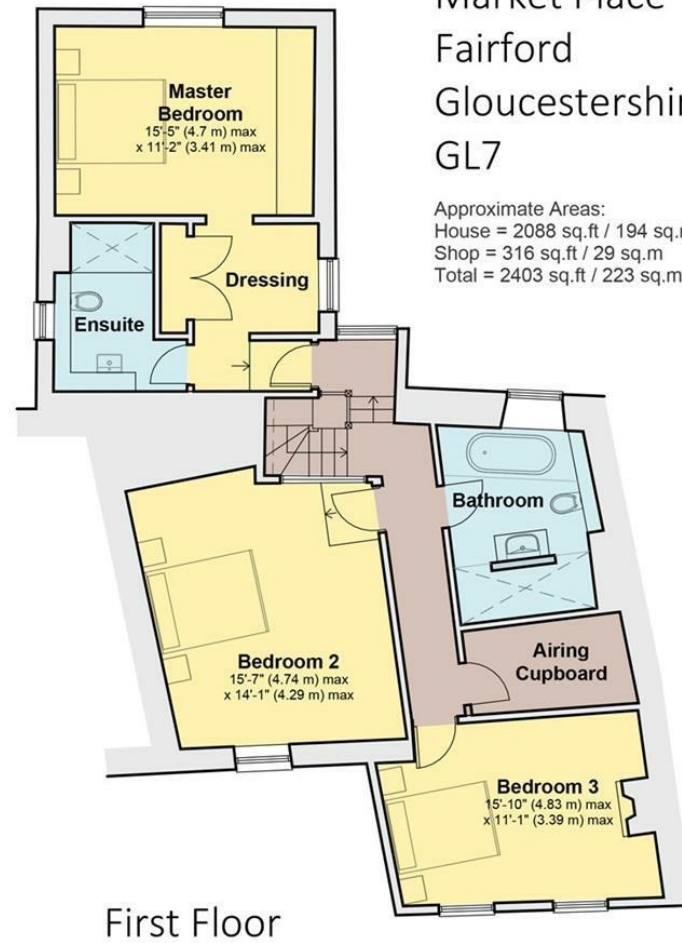
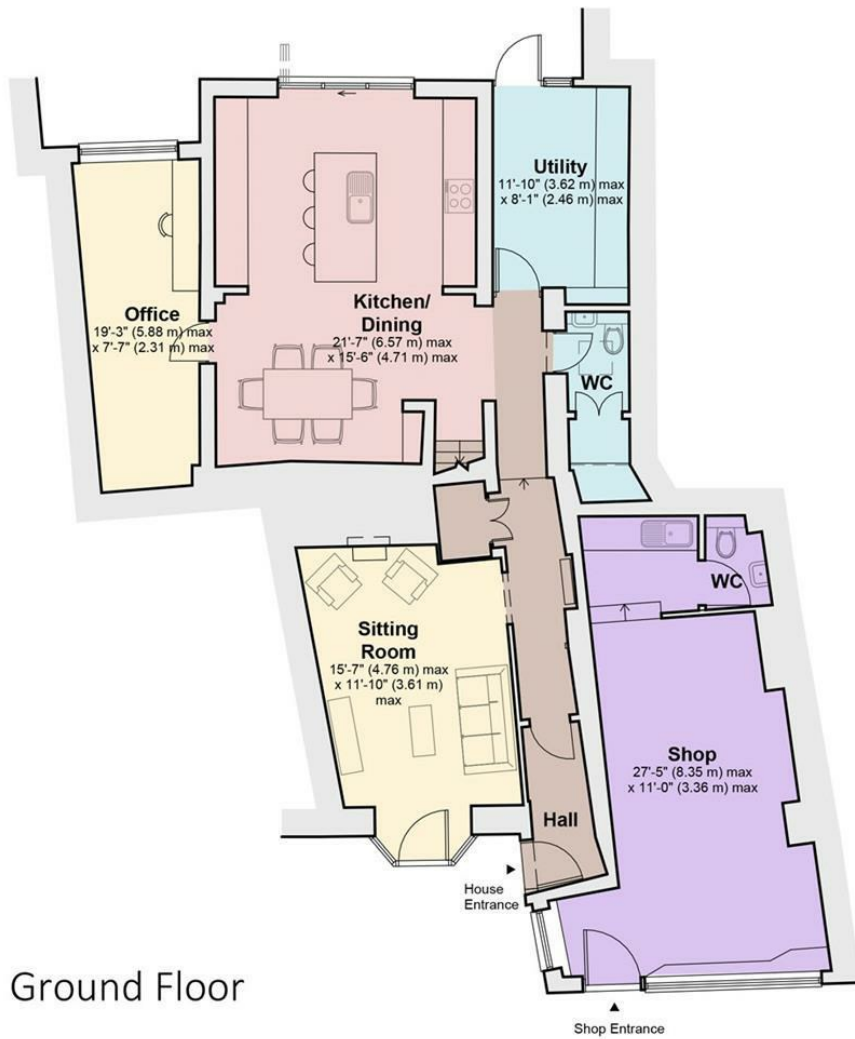






Market Place  
Fairford  
Gloucestershire  
GL7

Approximate Areas:  
House = 2088 sq.ft / 194 sq.m  
Shop = 316 sq.ft / 29 sq.m  
Total = 2403 sq.ft / 223 sq.m



Measured in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). 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.

