



Bimbury Fairford, Gloucestershire, GL7 4AR
Chain Free £570,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

Charming Three-Bedroom Detached Family Home in the Heart of Fairford. An exceptional opportunity to acquire a beautifully presented three-bedroom detached family residence, situated in a highly sought-after location within the heart of Fairford. Conveniently located within walking distance of all local amenities and facilities, including Farmors Secondary School—an ideal setting for growing families with education options for all ages. This versatile home offers spacious and flexible living arrangements, maintained in excellent condition, making it perfect for families seeking comfort and practicality. The property boasts a generous driveway capable of parking up to five vehicles, providing ample off-road parking. To the rear, you'll find access to a well-established garden, complemented by a large carport and a long attached garage—perfect for storage or hobbies. Internally, the house spans two generous floors with well-proportioned rooms flooded with natural light through large picture windows, creating a bright and inviting atmosphere throughout. The main living space is ideal for family gatherings and seamlessly connects to the mature gardens, enhancing indoor-outdoor living. The accommodation features three spacious double bedrooms, each offering good storage options. The rear garden is a standout feature—mainly laid to lawn with a lovely established patio area, greenhouse, and storage shed, providing a private and peaceful outdoor retreat for family fun and relaxation. Potential for extension exists, subject to the relevant planning permissions, offering further scope to enhance this already charming home. Unique and individual properties like this are rarely available in Fairford. We strongly recommend early viewing to appreciate all that this lovely home has to offer. Please contact Cain & Fuller, the vendors' sole agent, to arrange your visit.

Chain Free £570,000



Fairford

Discover the Charm of Fairford: A Delightful Cotswold Market Town. Fairford is a picturesque Cotswold market town nestled on the banks of the River Coln, surrounded by stunning countryside. Renowned for its vibrant community and rich history, Fairford offers an excellent range of everyday amenities, making it a perfect place for families and individuals alike. The town features highly regarded primary and secondary schools, each boasting good Ofsted reports, along with a selection of convenience shops, a post office, pubs, a modern medical centre, dentist, sports hall, and playing fields.

Cultural activities

Enjoy a variety of concerts, local choirs, and amateur dramatics. The area is ideal for outdoor pursuits, with golf courses at Minchinhampton, Burford, and Naunton, and excellent horse racing events at Cheltenham, as well as meetings at Newbury and Bath. The lakes between Cirencester and Swindon offer sailing opportunities, and nearby airfields support small aircraft and gliding activities.

Transport links

Fairford's proximity to larger centres such as Cirencester (approximately 8 miles) and Swindon (around 14 miles) provides access to a wider array of facilities. Swindon's railway station offers a direct service to London Paddington in just 59 minutes, making commuting convenient for professionals.

Near by Cirencester

Just a short drive from Fairford, Cirencester is famous for its Roman origins and medieval wool trade history. Today, it thrives as a vibrant market town with a reputation for excellent shopping, including charming back lanes and specialist shops, notably on Black Jack Street. The town boasts modern amenities such as Waitrose and Tesco supermarkets, a hospital, and a leisure centre. One of the oldest open-air pools in the country is within walking distance, along with a gate to the stunning 2,500-acre Cirencester Park, owned by the Bathurst family and open to the public.

Exterior and Parking

Access to the property is via a large gravel driveway leading up to the house. There is ample parking in front of the house, including a spacious attached garage for approximately four cars. Additionally, a long covered carport to the side provides space for two medium-sized vehicles, with wide side access leading to the rear garden.

Garden and Outside space

The rear garden is a true highlight—laid predominantly to lawn with surrounding flower borders and specimen trees, creating a secluded and tranquil family retreat. The enclosed garden offers privacy and space for outdoor activities.

Attached garage

The property features a substantial and long garage with a front door and a personal door leading to the rear hallway, providing convenient access to the main house.

Council Tax

Band E

EPC

Band D

Broadband and mobile

We recommend purchasers to go to Ofcom for broadband speeds and mobile reception.

Viewing

This exceptional home offers a rare opportunity to enjoy the best of Cotswold living in a sought-after location. For further details or to arrange a viewing, please contact Cain & Fuller in Cirencester

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.

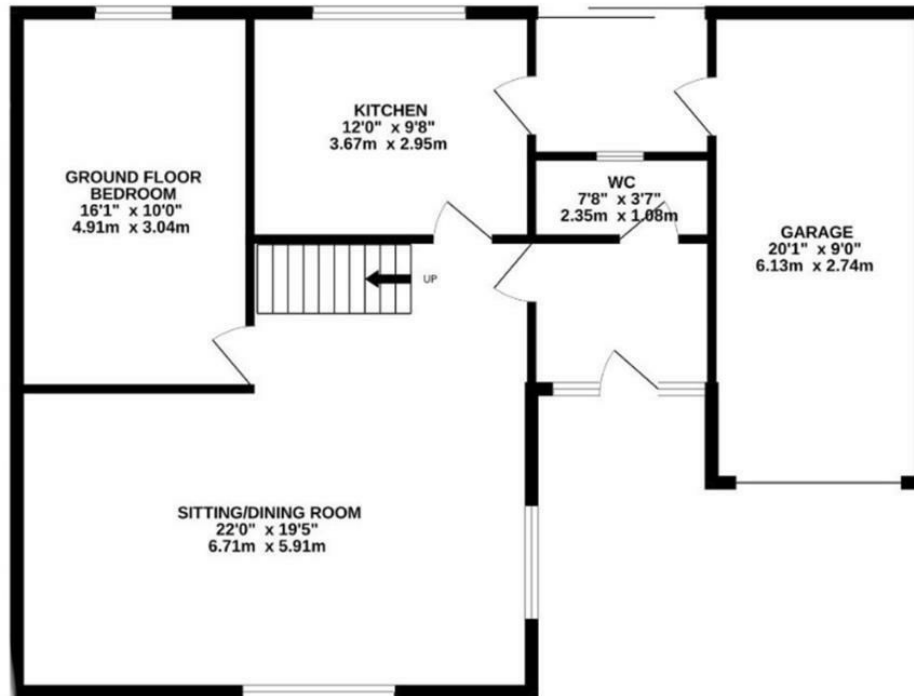
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

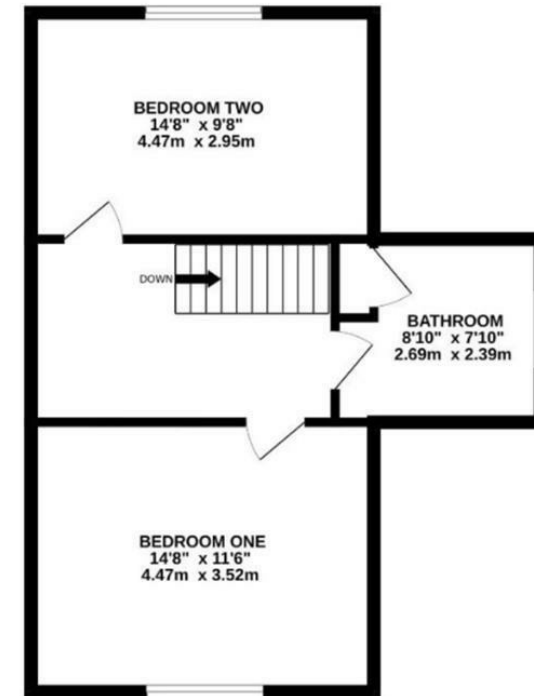




GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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.