



50 Trubshaw Way, Fairford, Gloucestershire, GL7 4GN
Asking Price £485,000

Cain & Fuller

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Cain & Fuller

A great opportunity to acquire a detached modern three bedroom family home located in an established and sought after position in the heart of Fairford within walking distance of all amenities and facilities that the town has to offering including a great selection of leisure facilities, local doctors, range of shops and access to glorious Gloucestershire countryside. Trubshaw way was completed approx. 8 years ago and has matured into an attractive and sought after family area within walking distance of all the amenities in Fairford. The property is finished to a high standard and has approx. Two years remaining of a ten year national house builders guarantee to continue. The ground floor benefits from dual aspect living space with a large principal reception room, contemporary fitted kitchen/dining/family room finished to a high standard with a selection of storage and built-in appliances which you would expect from a modern family home. Entrance door to front leads to a spacious hallway with stairs to the first floor and access to a good sized downstairs cloakroom a must in any family living space. The first floor benefits from three proportionate bedrooms with the master benefiting from an en-suite shower room, a further family bathroom services the other bedrooms. The house is presented in excellent order through out with a gas fired central heating system complemented by double glazed windows and doors. Externally the property occupies a corner plot with a large walled garden mainly laid to lawn with an established patio area and side door leading to the single detached garage and parking. We recommend early viewing of this stylish modern family home through Cain & Fuller in Cirencester.

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Fairford

Fairford is a delightful Cotswold market town set on the banks of the River Coln amidst idyllic Cotswold countryside. The town enjoys an active community and offers an excellent 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

Externally the property occupies a corner plot with a large walled garden mainly laid to lawn with an established patio area and selection of low maintenance borders with side door leading to the single detached garage and parking. To the front there is a low maintenance garden bordered by attractive dry Cotswold stone walls with gated pedestrian access.

Council Tax

Band D

Single detached garage

To the rear of the plot there is a single detached garage with door to front, eaves storage space and driveway. Personal door leading to the rear garden, there is a power and light supply in the garden.

Viewing

Through Cain and Fuller in Cirencester

EPC

Mobile and Broadband

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

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.

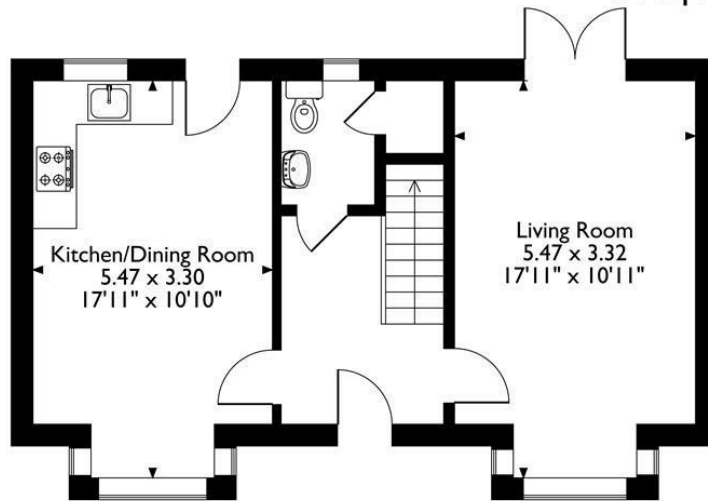
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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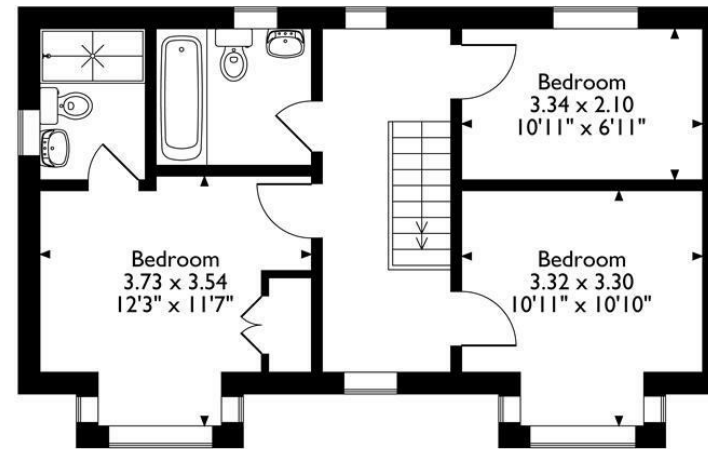




50, Trubshaw Way, Fairford, Gloucestershire
Approximate Gross Internal Area
92 Sq M/990 Sq Ft



Ground Floor



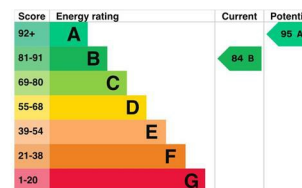
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.