

# PINKS COTTAGE

FAIRFORD, GLOUCESTERSHIRE



Lechlade 5 miles, Cirencester 9 miles, Burford 11 miles,  
Swindon Rail Station 14 miles (London Paddington  
about 55 minutes) M4 at Swindon (J15) 17 miles,  
M5 (J11a) 28 miles  
(All times and distances approximate)

## A HANDSOME COTSWOLD STONE COTTAGE WITH GARDEN AND PARKING, SITUATED IN THE POPULAR MARKET TOWN OF FAIRFORD

**Ground Floor:** Open Plan Kitchen-Dining Room  
Two Reception Rooms • Entertaining/Leisure/Dining Atrium  
Cloakroom • Double Bedroom 4/Study • Bathroom  
Utility/Workshop

**First Floor:** Main Bedroom with En Suite Shower Room  
Two further double bedrooms and Family Bathroom

**Outside:** Lawned Garden with Patios and Driveway Parking



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### DESCRIPTION

Originating from the 17th century with later extensions, Pinks Cottage has been well maintained and enjoyed as a wonderful family home for over 20 years in its current format. Located close to the heart of Fairford, it offers a secure garden and off-road parking spaces, extensive living space arranged over two floors - including an impressive oak framed atrium at the heart of the home.

### ACCOMMODATION

The entrance door (to the west of the cottage) leads to a light and airy open plan kitchen/diner with vaulted ceiling. The kitchen was restructured to include fitted units (Corian worksurfaces), and provides ample storage and integrated fridge, freezer, dishwasher, and a range cooker. Terracotta tiles continue from the kitchen to an oak framed atrium, with a fully double-glazed, vaulted roof; this delivers excellent light to the heart of the home.

Adjoining the kitchen is a large sitting room with an exposed stone, open fireplace. From the sitting room is an inner hallway leading to a ground floor 4th double bedroom/study with built in storage, and an adjacent bathroom. Moving through the atrium is a further large reception/sitting room (with log burner) overlooking the garden. The rear hallway, leading to the back door and the garden, has access to a small washing machine room and a good-sized utility room/workshop with sink.

Stairs from the atrium lead up to a very wide/bright landing with Velux windows. The landing gives access to the family bathroom, a dual aspect double bedroom with built-in wardrobes and an en suite shower room. (Both bathrooms have power showers.) There is a second double bedroom with built in storage and a third, very generously sized double bedroom with vaulted ceiling and dual aspect overlooking the garden. On the landing is a fixed wooden ladder leading up to a carpeted attic room with insulated,





vaulted ceiling – useful as a study, play area or for general storage. The main loft has lighting, is insulated and is home to a Valiant gas central heating boiler and cold-water storage tank – access is via a hatch and pull-down loft ladder on the landing.

## OUTSIDE

A single pedestrian gate (part of the double gates) opens from London Road providing access to the driveway on the west side of the house, providing ample parking, a useful porch, log store and shed. This driveway has vehicular access from/to Manor Close. The lawned garden to the east of the house has well stocked borders with a variety of shrubs, magnolia and lilac trees, two patio areas and two storage sheds. The garden is bound by Cotswold stone walling and fencing, the pedestrian gate leading to London Road is lockable; secure for children and pets.

## SITUATION & AMENITIES

Pinks Cottage is situated within the Conservation Area of Fairford, a most attractive and historic town that straddles the river Coln. The house is a short walk of about 7 minutes from the centre of the town which boasts a thriving weekly market and good selection of shops and facilities including a cottage hospital, doctors' surgery, chemist's, dentist, library, nursery, C of E primary school (Ofsted: Outstanding) and the highly regarded Farmor's secondary school. At its' heart is the magnificent St Mary's Church, which adjoins the High Street where most of the shops are situated. Cirencester (9 miles) provides an excellent range of independent shops, boutiques, and restaurants as well as regular markets and several supermarkets, including Waitrose. There are many independent schools within easy reach.

The A419 dual carriageway at Cirencester allows direct access to Swindon and the M4 and to Gloucester/Cheltenham and the M5.

The countryside surrounding the town is widely regarded as having some of the most outstanding scenery to be found in the vicinity of Cirencester. There are many wonderful walks in the area including the circular River Coln Walk. In Fairford, the nearby Walnut Tree Field provides excellent play facilities and

skate park. Fairford also boasts a wide range of local sporting opportunities including clubs for all ages/genders such as football, rugby, cricket and tennis. Nearby are various golf course and sailing facilities.

## SERVICES

Mains water, drainage and electricity. Gas central heating (boiler in loft). Broadband. The current owners have provided recent copies of; a Certified, Full Electrical Services Test (Nov 2023); a full gas safety certificate (Feb 2024); a Boiler and Heating Service (Feb 2024), a Broadband Test result (Feb 2024). No recent tests have been carried out on the mains water or drainage system. Intending purchasers should consider if they need to commission their own tests (if required).

## FIXTURES & FITTINGS

The following items are offered within the purchase price:- all carpets, curtains and curtain rails, light fittings and kitchen integrated fridge, freezer and dishwasher. All fixtures/fittings in the garden are included, with the exception of the corner bench and shed contents. The Rangemaster cooker and washing machine are excluded but could be available by separate negotiation.

**TENURE:** Freehold

## RIGHTS OF WAY

Pinks Cottage has a vehicular right of access across the driveway from and to Manor Close. This and other properties using this access are responsible for contributing to any maintenance repair and upkeep of the driveway.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX.

T: 01285 623000

W: [cotswold.gov.uk](http://cotswold.gov.uk)





COUNCIL TAX: Band E

EPC: Rating D

### VIEWINGS

Please telephone Elizabeth at Butler Sherborn, Cirencester Office T 01285 883740 or

The London Office T 0207 839 0888.

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### DIRECTIONS (GL7 4AR)

From Cirencester, proceed east towards Lechlade, taking the A417 to Fairford, passing through the village of Poulton. On entering Fairford, continue along London Road, Pinks Cottage can be found on the left-hand side just after the Railway Inn. To reach the driveway turn left onto Manor Close and second left along a shared driveway. Pinks Cottage is at the end of the driveway on the left.

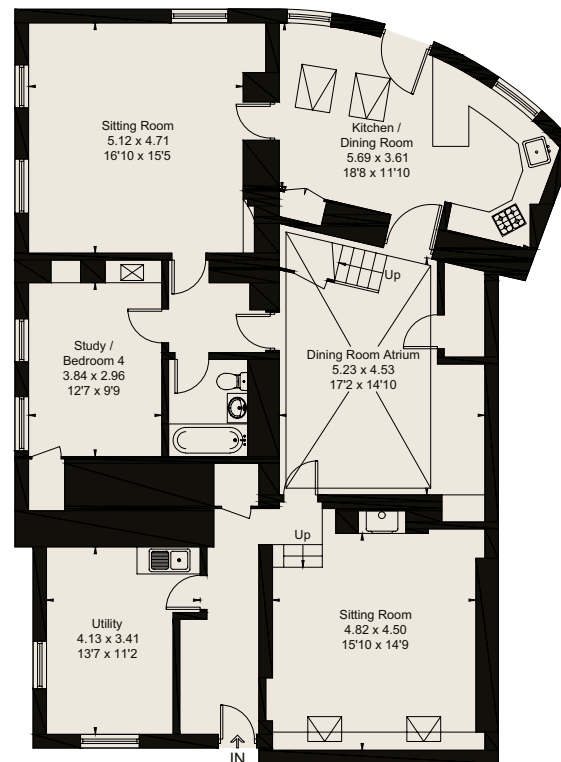
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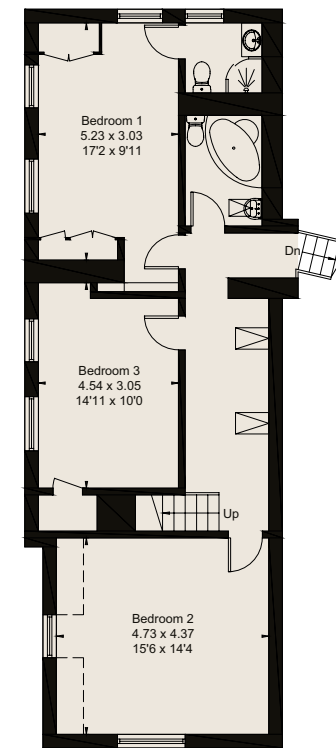
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Approximate Floor Area = 252.5 sq m / 2718 sq ft

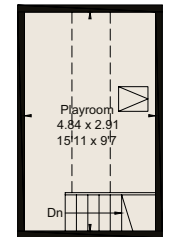
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65056

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