



GREYSTONES

THE CROFT, 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 & distances approximate)

A detached family home with a south facing garden, garage and parking, and located within walking distance to the centre of this popular market town.

Ground Floor: Entrance Hall/ Study • Kitchen/Dining Room • Sitting Room • Conservatory • Utility Room Cloakroom

First Floor: Principal Bedroom Suite • Two Further Double Bedrooms • Family Bathroom

Outside: Garage • Rear Garden and Terrace • Gravel Parking • Summer House • Two Stores

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DESCRIPTION

Greystones is a well-proportioned family home located close to the heart of the desirable small town of Fairford. Offering over 1,700 sqft of accommodation arranged over two floors, Greystones has been well maintained and sympathetically extended by its current owner, albeit there is further scope for a new owner to remodel and update, should they wish to do so, and subject to necessary consents. The property is light and bright with a warm atmosphere and enjoys a southerly rear aspect.

The front door opens to the entrance hall, also used as a study, which in turn leads to the inner hallway and cloakroom. The adjoining sitting room is well proportioned with a triple aspect and features a Cotswold stone fireplace with a wood burner. There is a bright conservatory opening to the terrace and rear garden beyond. The open plan kitchen dining room is flooded with light from french doors that open to the terrace, ideal for indoor/outdoor entertaining. The kitchen is fully fitted with a range of units and leads to a useful utility room, with space for a fridge/freezer, and doors to the garden and garage.

On the first floor the open landing leads to the main bedroom suite which affords lovely views of the garden, a dressing room with fitted wardrobes, and a good sized bath and shower room. There are two further double bedrooms, each with fitted wardrobes, a family bathroom, and a handy storage cupboard.

OUTSIDE

Greystones set back from the road and approached through stone pillars with electric gates to a gravel driveway providing ample parking for several cars. The front is bound by Cotswold stone walling, fencing and landscaped hedging. A side gate provides access to the rear garden which is mainly laid to lawn with a terrace which spans the width of the house. The south



facing generous garden is level and easy to maintain, providing wonderful space for children and pets to play. There is a useful summer house, a store, and a separate log store.

SITUATION & AMENITIES

Situated within the Conservation Area of Fairford, a most attractive and historic town that straddles the River Coln. The house is a short walk from the centre of the town. Fairford boasts a thriving weekly market and good selection of shops and facilities including a cottage hospital, doctors' surgery, dentist, library, nursery, C of E primary school (Ofsted: Outstanding) and a highly regarded 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. There are many independent schools within easy reach.

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

The countryside to the north of 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. There are also a wide range of local sporting opportunities nearby including various golf courses, sailing at the Cotswold Water Park and boating on the River Thames.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council **Council Tax:** Band F

VIEWINGS

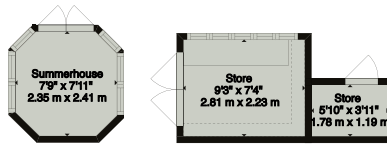
Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

DIRECTIONS (GL7 4BB)

From Cirencester proceed east towards Lechlade, taking the A417 to Fairford, passing through the village of Poulton. On entering Fairford, continue along London Road for around 900 meters and turn left onto Lower Croft, bearing left onto The Croft. Greystones is the first house on the lefthand side and opposite the tennis courts.

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Outbuildings
(Not shown in actual position/orientation)



Ground Floor

First Floor

Approximate Gross Internal Area House: 1783 sq. ft / 166 m²
 Ground Floor: 916 sq. ft / 85 m², First Floor: 867 sq. ft / 81 m²
 Garage: 223 sq. ft / 21 m², Summerhouse: 56 sq. ft / 5.6 m², Stores (combined): 85 sq. ft / 8.4 m²

Illustration for identification purposes only. All measurements are approximate, and are not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

