



MOUNT PLEASANT 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 distances and times are approximate)

A charming Grade II Listed cottage with planning permission for a separate dwelling and set in a delightful walled garden.

Ground Floor: Dining Room • Sitting Room
Kitchen/Breakfast Room • Garden Room/Study
Utility Room • Shower Room

First Floor: Three Bedrooms • Family Bathroom

Outside: Generous Walled Garden • Private Parking
Stone -Outbuilding with Planning Permission for conversion to a Separate Dwelling

In about 0.36 Acres

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DESCRIPTION

Thought to date from the 19th Century with later extensions, Mount Pleasant Cottage is a delightful semi-detached Grade II Listed property constructed of Cotswold stone under a Cotswold stone tiled roof. Situated in a quiet location in Fairford, it offers a spacious garden and off-road parking with a well-presented living space arranged over two floors.

The front door opens to a dining room, which can accommodate a large table, with wooden floor and a gas fireplace (not used). The sitting room has an open fireplace and wooden floor. Both rooms have sash windows to the front. The kitchen-breakfast room is fully fitted and is triple aspect with a part vaulted ceiling and leads to the garden room/study with an exposed stone wall. There is also a shower room and useful utility and boot room on the ground floor.

On the first floor the main bedroom has a cast iron feature fireplace and built in wardrobes. The second double bedroom has a built in cupboard. The third, single bedroom has a built-in bed, wardrobe and cupboard space. The family bathroom is to the rear, with a view to the garden. All three bedrooms have dormer windows.

OUTSIDE

Mount Pleasant Cottage is set back from the lane fronted by a lawned garden with a stone path to the front door. The spacious garden offers a peaceful haven and continues round to the rear of the house with wildflowers, mature trees including numerous apple tree, as well as climbing roses and a wisteria which adorns the front façade.

A stone outbuilding with separate access and parking now has planning permission for conversion either as an ancillary to the main house or as a separate dwelling.





PLANNING PERMISSION

Ref 23/00751/FUL "Conversion of outbuilding to dwellinghouse with associated works"

Dated 26/10/2023

Full details are available online on the Cotswold District Council website.

SITUATIONS & AMENITIES

Mount Pleasant Cottage is situated within the Conservation Area of Fairford, an attractive market town that straddles the river Coln. The house is a short walk from the centre of the town with a weekly market and a good selection of shops and facilities including a cottage hospital, doctors' surgery, chemist, dentist, library & nursery. 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) has an excellent range of independent shops, boutiques, and restaurants as well as regular markets and several supermarkets. 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.

There are many wonderful walks in the area. Fairford also has a wide range of local sporting opportunities including Football, Rugby, Cricket, and Tennis.



Schools

Farmor Secondary School & C of E Primary school (Ofsted: Outstanding)



Pubs

The Plough Inn, The Railway Inn & The Bull



Train station

Kemble 13 miles

SERVICES

Mains water, drainage and electricity. Gas central heating (boiler in the bathroom airing cupboard). Fibre Broadband.

FIXTURES & FITTINGS

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

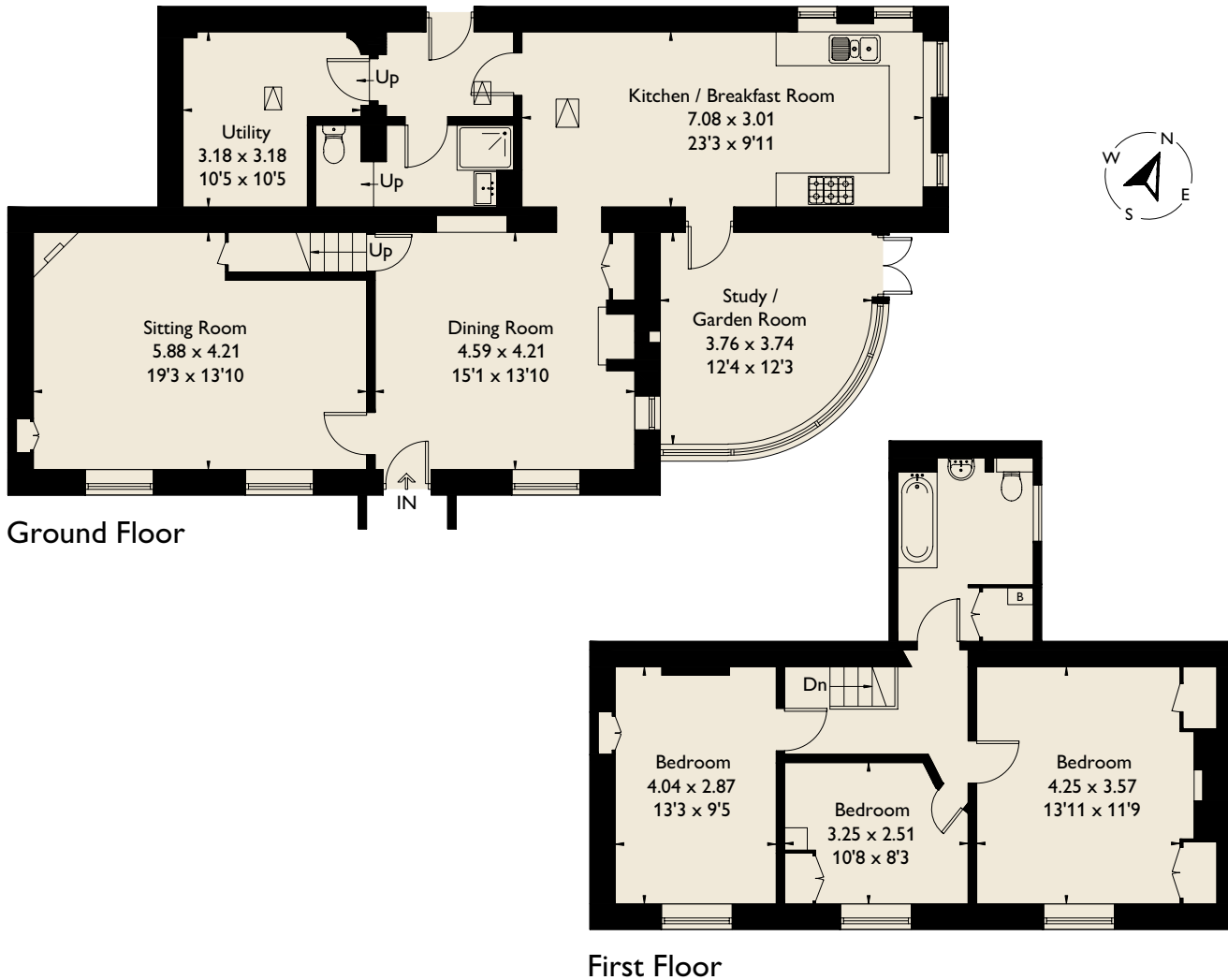
TENURE

Freehold with vacant possession.

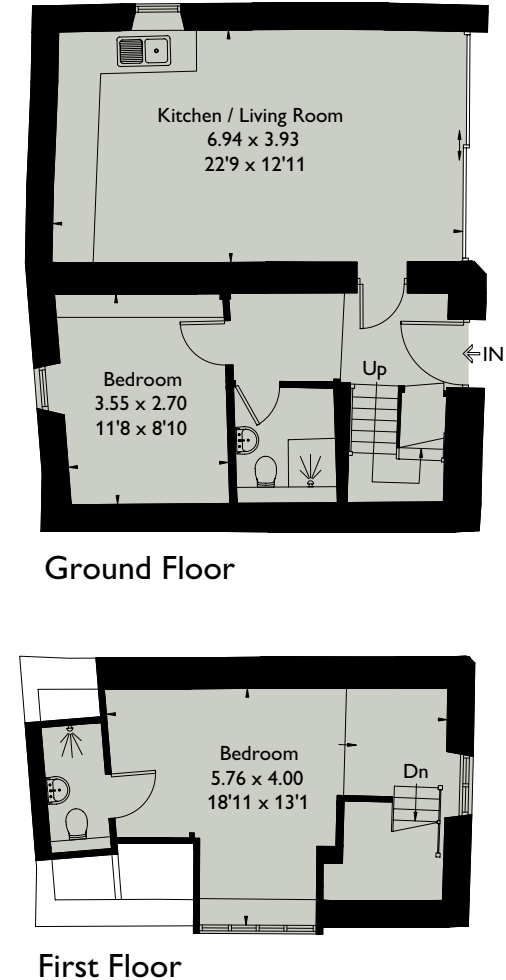
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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.

Approximate Floor Area = 159.7 sq m / 1719 sq ft



Proposed Plan
Approximate Floor Area = 73.3 sq m / 789 sq ft



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 #73489

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Band F

VIEWINGS

By appointment only. Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sophie.lane@butlersherborn.co.uk

DIRECTIONS (Postcode GL7 4BA)

From Cirencester proceed east towards Lechlade, taking the A417 to Fairford, passing through the village of Poulton. On entering Fairford, continue along London Road and turn left before the Railway Inn onto Lower Croft. Continue around the bend to the right and take the first right on to Mount Pleasant. Mount Pleasant Cottage will then be located on the left hand side, identified by a For Sale board.

What3Words: ///ripples.parrot.elections

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