

CALDECOTT HOUSE

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 handsome townhouse with a spacious garden, garage and parking

Ground Floor: Entrance Hall • Sitting Room with wood burner • Dining Room • Garden Room • Kitchen Breakfast Room and Utility Room • Cloakroom

First Floor: Main Bedroom with Shower Room • Guest Bedroom with Shower Room • Family Bathroom

Second Floor: Bedrooms 3 & Bedroom 4 • Cloakroom

Outside: Garden with Terraces and Pond
Garage & Store • Parking

Butler 
Sherborn

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DESCRIPTION

Thought to date from the 18th century with later additions, Caldecott House is a handsome terraced town house which has been recently renovated, including a bespoke kitchen, with good proportions throughout and original features including some exposed beams and sash windows to the front. The living space is arranged over three floors with two reception rooms and a superb oak framed garden room accessed from the kitchen which is ideal for entertaining.



Upstairs are four bedrooms arranged over two floors, two with en-suites and family bathroom.

Outside the property is approached through double gates to private parking and the garage with a sheltered courtyard leading to a wonderful mature garden with terrace and pond (originally a swimming pool). Garden storage.

SITUATIONS & AMENITIES

Caldecott House is situated within the Conservation Area of Fairford, an attractive and historic town that straddles the river Coln. The house is a short walk from the centre of the town with a 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. 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 glorious with many wonderful walks in the area including the circular River Coln Walk. Fairford also boasts a wide range of local sporting opportunities including clubs such as Football, Rugby, Cricket and Tennis. Nearby are various golf course and sailing facilities.

SERVICES

Mains water, drainage, electricity and gas central heating with underfloor heating in the Garden Room. Broadband. No recent tests have been carried out. Intending purchasers should consider if they need to 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 statutory 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

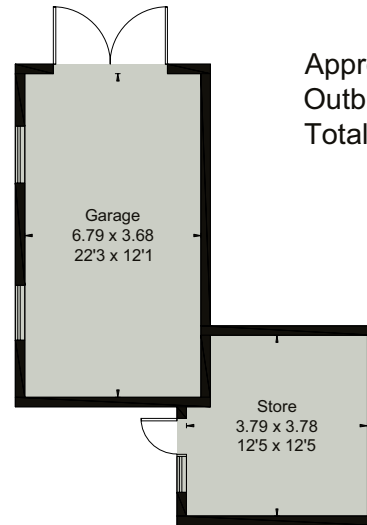
Freehold

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. T: 01285 623000 W: cotswold.gov.uk

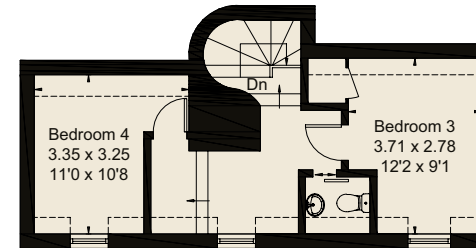
COUNCIL TAX: Band E





(Not Shown In Actual Location / Orientation)

Approximate Floor Area = 238 sq m / 2559 sq ft
 Outbuilding = 39 sq m / 417 sq ft (Including Garage)
 Total = 277 sq m / 2976 sq ft

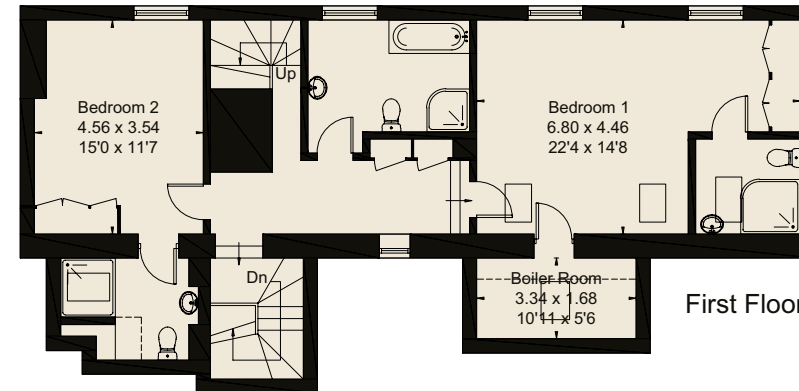


Second Floor

[] = Reduced head height below 1.5m



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #80951

VIEWINGS

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

DIRECTIONS (Postcode GL7 4BN)

From Cirencester proceed east towards Lechlade, taking the A417 to Fairford, passing through the village of Poulton. On entering Milton Street Caldecott House will be located on the left-hand side and identified by a Butler Sherborn For Sale board.

What3words: stopwatch.ideas.workbook



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