

THE CHASE

FAIRFORD, GLOUCESTERSHIRE



Fairford centre 0.7 miles, Lechlade 4 miles, Cirencester 8 miles, Burford 11 miles, Kemble Railway Station 13 miles (London Paddington about 69 minutes), Swindon Rail Station 14 miles (London Paddington about 60 minutes), M4 at Swindon (J15) 16 miles, M5 (J11a) 26 miles (All times & distances approximate)

An impressive four bedroom family home with a contemporary finish and a separate one bedroom annexe, quietly located on a substantial plot within walking distance to the market place.



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Ground Floor: Entrance Hall • Dining Room • Drawing Room • Kitchen/Breakfast Room • Snug • Utility Room • Double Bedroom with Bathroom • Cloakroom

First Floor: Main Bedroom with Bathroom • Two Double Bedrooms • Shower Room

Annexe: Sitting Room/Kitchen/Dining Room • Bedroom • Shower Room • Private Garden

Outside: Electric Gates • Driveway Parking • Front Patio • Generous Rear Garden • Patio Terrace • Sunken Hot Tub & Seating Area • Outbuilding



DESCRIPTION

Nestled on a no through lane that leads down to scenic river and lake walks, this extended and remodelled four-bedroom detached family home, complete with a self-contained one bedroom annexe, is situated in the highly sought-after market town of Fairford. Offering a flexible and spacious layout that floods with natural light, The Chase has been thoughtfully extended and designed to provide a stylish, comfortable, and contemporary lifestyle.

The house opens into a welcoming and spacious entrance hall with a staircase leading to the first floor and an under-stairs storage cupboard. The ground floor is laid with parquet flooring, complete with underfloor heating. Off the entrance hall, there's access to a cloakroom and a dining room which currently serves as a games room. The expansive drawing room features a modern fitted log burner, concealed shelving, and a set of bifold doors that open to the garden. A stylish kitchen/breakfast room, boasts a large central island beneath a ceiling lantern, creating a bright and airy atmosphere. The kitchen is fully equipped with high-end integrated appliances, ample work surfaces, and sleek cabinetry. Bifold doors open from here onto the garden. A utility room and a snug are conveniently located on the ground floor, alongside a well-sized bedroom with an en-suite bathroom.

Upstairs, are three generously proportioned bedrooms and a modern family shower room. The principal bedroom features a private walk-in wardrobe, a Juliet balcony with views over the garden, and a luxurious en-suite bath and shower room.

On the left of the driveway is the self-contained annexe which offers open-plan living with a sitting, dining, and kitchen area, as well as a spacious double bedroom and a shower room. Its own private garden and patio space further enhance its appeal, offering complete independence from the main house.



The property is approached through electric gates over a tarmac driveway providing ample parking and with integrated electric car charging points. The front of the house is further enhanced by a patio terrace. Side access leads to the rear garden, which is both private and secure, with a sunken hot tub and seating, lawns, plus a generous terrace spanning the width of the house. The rear garden enjoys privacy, backing onto the private playing fields.

SITUATION & AMENITIES

The Chase is situated on the eastern fringes of Fairford, a most attractive and historic town that straddles the River Coln. The Chase is walking distance to the centre of the town, which boasts a thriving weekly market and good selection of shops and facilities including a cottage hospital, doctors' surgery, dentist, library, church, primary school, and a highly regarded secondary school.

Cirencester provides an excellent range of independent shops, boutiques, and restaurants, as well as regular markets and three 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 Cheltenham and the M5.

The countryside to the north of the town is widely regarded as having some of the most outstanding scenery. There are many wonderful walks in the area including the circular River Coln Walk.

SERVICES

Mains water, drainage, gas, and electricity. Gas fired central heating. Underfloor heating to the hallway, kitchen, dining room, drawing room, snug and downstairs bedroom. Solar panels with storage batteries. Starlink broadband. The gas, electricity and water for the annexe are shared with the main house.

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. The hot tub is included. Other fixtures and fittings, including garden statuary and plant pots, 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

For sale freehold with vacant possession

LOCAL AUTHORITY

Cotswold District Council

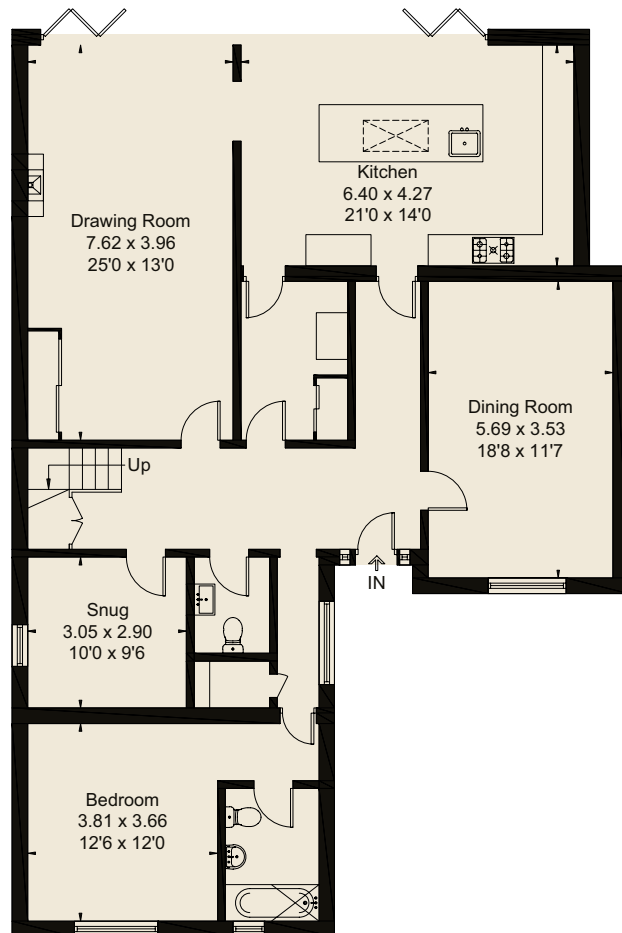
COUNCIL TAX: Band E

VIEWINGS

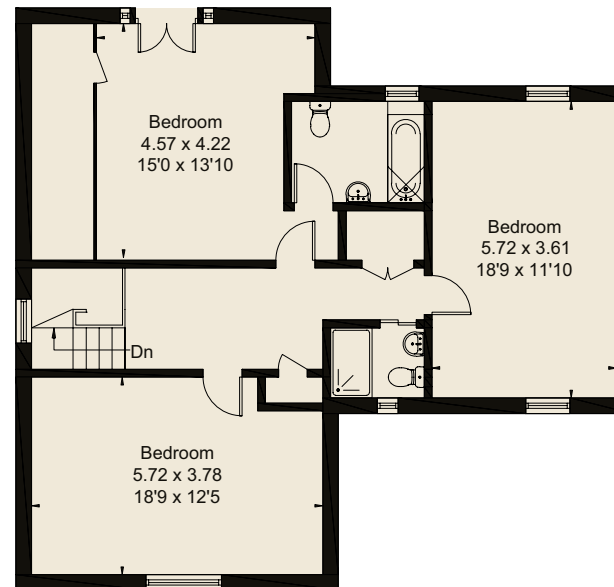
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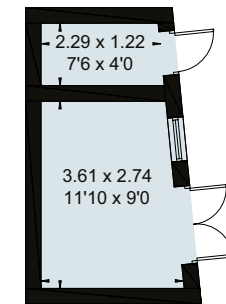
Approximate Floor Area = 239.9 sq m / 2583 sq ft
 Annexe = 40.1 sq m / 432 sq ft
 Outbuilding = 12.1 sq m / 131 sq ft
 Total = 292.2 sq m / 3146 sq ft



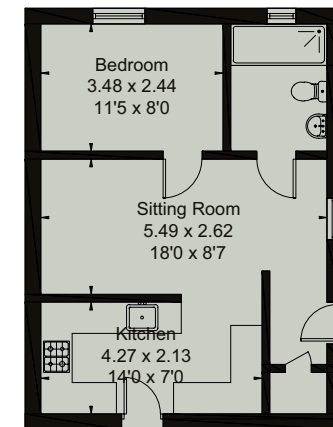
Ground Floor



First Floor



Outbuilding



Annexe



DIRECTIONS (Postcode GL7 4AX)

From the market place, head east on the London Road. Pass the Railway Inn on your left and take the second turning on the right into Cinder Lane. The Chase will be found after approximately 100 yards on the left.

what3words: ///fortress.crouches.cooking



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