



TERRANCE HOUSE

LONDON STREET, FAIRFORD

Lechlade 5 miles, Cirencester 8.5 miles,
Burford 11 miles, Kemble Train Station 14 miles,
Swindon Rail Station 14 miles (London Paddington
about 55 minutes), M4 at Swindon (J15) 17 miles,
M5 (J11a) 28miles
(All distances and times are approximate)

**A beautifully presented Grade II listed
townhouse in the heart of a popular
Cotswold market town**

Ground Floor: Entrance Hall • Sitting Room
Dining Room • Kitchen • Cloakroom

First Floor: Two Double Bedrooms

Second Floor: Double Bedroom • Bath & Shower Room

Outside: Courtyard Garden

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Terrance House is a charming townhouse retaining many character features including fireplaces, beautiful stone mullion windows, wooden and stone flooring, and alcoves with cabinetry.

Arranged over three floors, with high ceilings throughout, the accommodation is beautifully presented and offers a wonderful sense of space. The entrance hall opens to the sitting room with open fire. The adjacent dining room, with wood burning stove and two spacious storage cupboards, overlooks the rear courtyard. The kitchen, with adjoining cloakroom, leads off the dining room making it a perfect space for entertaining.

On the first floor there are two double bedrooms (one currently used as a study), while the second floor provides an additional double bedroom with a separate bath and shower room.

Outside there is a private courtyard garden to the rear. Located close to the centre of Fairford there is easy access to the town's amenities from the doorstep.

SITUATION & AMENITIES

Terrance House is situated within the Conservation Area of Fairford, an attractive and historic town that straddles the river Coln. Fairford benefits from 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 (8.5 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/A417 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, gas, and electricity. Gas fired central heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

TENURE

Freeland

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. The following items are specifically excluded from the sale; chandelier in the dining room, wall fitted pine corner cupboard and glass fronted cupboard in the rear first floor bedroom, and the wall fitted open pine shelf unit in the kitchen.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band C



EPC
Rating D

VIEWINGS

Viewing by appointment only. Please telephone
Butler Sherborn Cirencester Office T 01285 883740
or The London Office T 0207 839 0888
E cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 4AH)

From the market place, walk down the hill and turn left
onto London Street. Terrance House can be found on
the right hand side.

what3words: ///drum.twinkled.flamingo

**Butler
Sherborn**

www.butlersherborn.co.uk

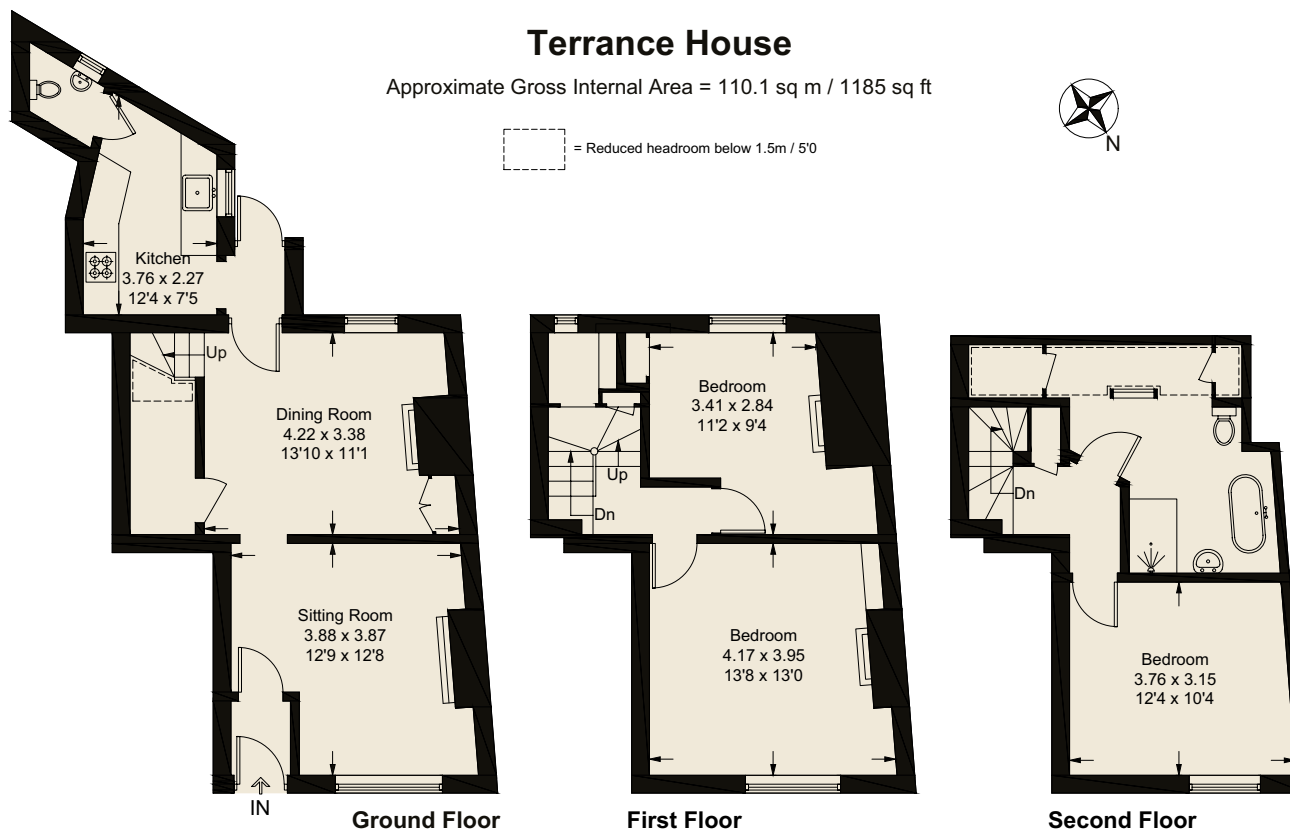


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