





14 Jacobs Piece, Fairford, Gloucestershire.

Directions

Please use the postcode GL7 4FJ or call the office at any time for detailed directions from your location.

Summary

Well presented and spacious home in this desirable residential area within this popular market town. The accommodation includes four bedrooms, bathroom and ensuite, living room, kitchen/dining room, orangery, and downstairs cloakroom. It has enclosed gardens to the front and rear and plenty of driveway parking leading to the garage.

Step inside

The property is accessed from the front into a welcoming entrance hall with stairs to the first floor and storage cupboard below. An attractive tile floor continues through into the kitchen/dining room. The kitchen area is fitted with a range of storage and built in appliances, and is open to the dining area which has plenty of room for a dining table. Double doors lead out to an orangery which features doors and windows to the garden, a continuation of the tiled floor, and offers additional reception space. To the left of the hall is a large dual aspect living room with further double doors leading to the garden. The ground floor is completed by a useful cloakroom with wc, and wash hand basin.

The stairs lead up to the first floor landing, which has a useful recess under a skylight window which makes a perfect study area or reading nook. The master bedroom benefits from built in wardrobes and an ensuite shower room fitted with suite comprising shower, wc, and wash hand basin. There are three further good size bedrooms and a family bathroom which is fitted with a suite comprising bath, wc, and wash hand basin.

Step outside

The property is set back from the road and has an attractive front garden which is enclosed by a traditional Cotswold stone wall to the front. There is a path to the front door and attractively planted flowers and shrubs.

To the side of the property is a driveway which provides plenty of parking and access to the garage which has an electric door to the front, light and power. A stable door leads out into the rear garden which is mainly laid to lawn with a large area of patio for entertaining. It is enclosed by walling with strategic planting to ensure privacy.

Area insight

The property is set back from the quiet road in this sought after residential close. Fairford is a traditional market town with a good range of amenities which are within easy reach, and is an exceptionally popular place to live being situated within the desirable Cotswold Lakes area.

Viewing

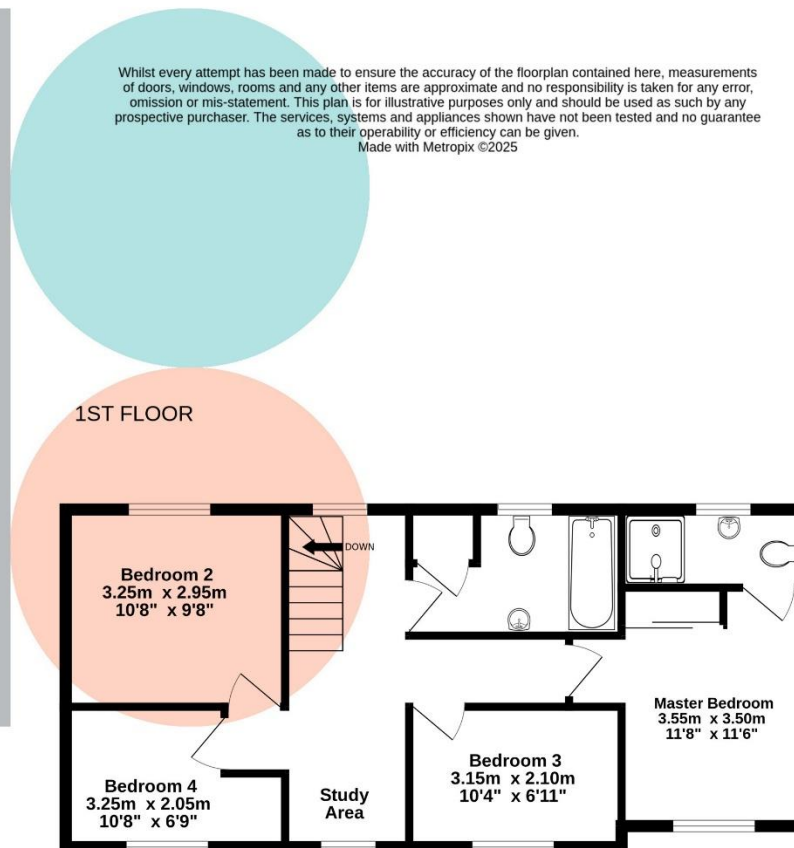
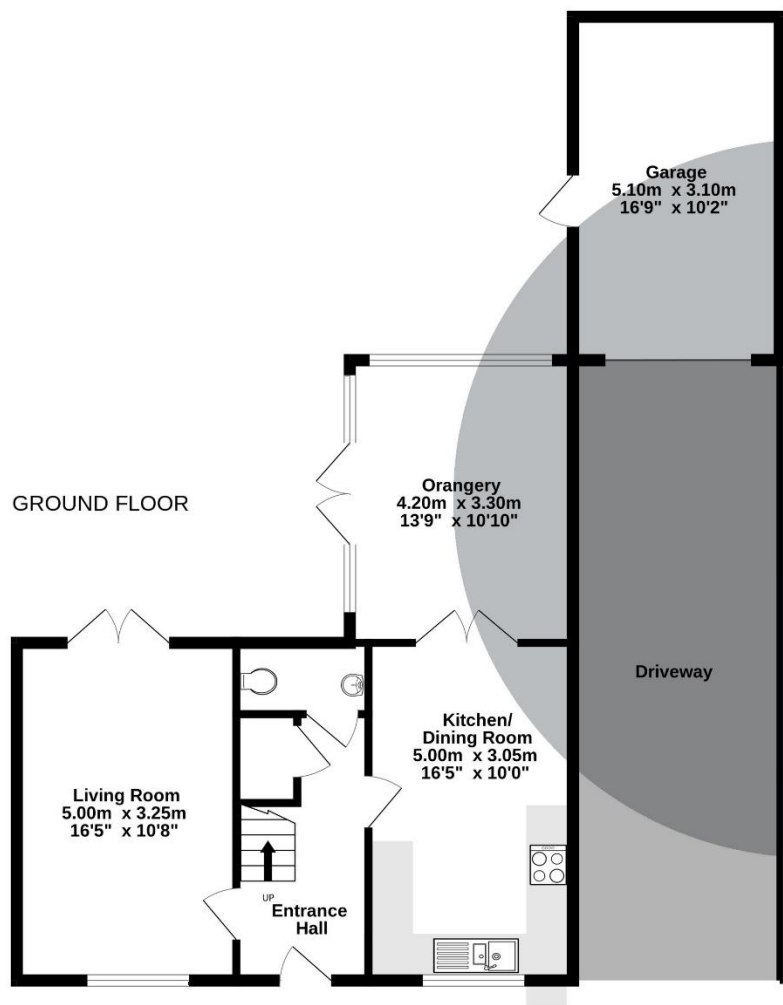
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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