

21
JUNE LEWIS WAY, KEBLE FIELDS



WHITAKER
SEAGER



21, JUNE LEWIS WAY, KEBLE FIELDS, FAIRFORD, GL7 4GH

POSITIONED ON THE EDGE OF TOWN IN A
DESIRABLE CORNER PLOT, THIS WELL-PRESENTED
FIVE-BEDROOM DETACHED HOME ENJOYS OPEN
COUNTRYSIDE VIEWS WITH FIELDS ON TWO SIDES

The property

Situated on the edge of a charming market town, this beautifully presented five-bedroom detached home enjoys a desirable corner position with open fields to two sides—offering a setting with abundant birdlife and natural surroundings.

Built in 2017 by Bovis Homes, this residence forms part of the private Keble Fields development. The house is the 'Stratford' design, styled in traditional Cotswold stone, offering versatile living across three spacious floors.

Set back from June Lewis Way, the property is accessed via a central front door leading into a welcoming hallway. To one side is the dual-aspect sitting room, featuring French doors that open directly onto the rear garden. On the opposite side, you'll find a stylish open-plan kitchen/dining area. The dining space overlooks the front with an attractive open view, while the kitchen enjoys garden views stretching across the garden to the trees and fields

beyond. The kitchen includes a suite of integrated appliances—double oven, hob, extractor hood, fridge, freezer, and dishwasher. At the end of the hall is a convenient cloakroom/utility area housing the boiler and the washing machine. The first floor offers a main bedroom with en-suite shower room, two further bedrooms (one currently used as a home office), and a modern family bathroom. On the upper floor, there are two good-sized double bedrooms, one with en-suite facilities.

Property Information:

Ofcom - Broadband: Ultrafast available.

Mobile Coverage: Outdoor – likely; Indoor – likely/limited (EE – none).

Management Fees: £266.15 for 2025 (Gateway Property Management Ltd).

Covenants: Please ask the agent for more information.

Heating: Gas central heating.

Parking: Four driveway spaces and two additional spaces in the garages





Guide price
£775,000

- *Five Bedrooms*
- *Family Bathroom & Two Ensuites*
- *20'11" Sitting Room*
- *20' 9" Kitchen/Dining Room*
- *Cloaks/Utility*
- *Double Garage*
- *Parking for 4 cars*
- *Gardens*
- *NHBC expires 2027*

WITHIN EASY REACH...

Lechlade 3.6 miles
Swindon 11.5 miles
Cirencester 13.2 miles
Oxford 24.7 miles
Cheltenham 30.2 miles

Outside

The open-plan front garden is laid to lawn, with park-style fencing along one side and neatly maintained shrub borders. A pathway between the two garages—each with its own door and off-road parking—leads to the rear garden. The enclosed rear garden backs onto open fields on two sides and is framed by mature trees, attracting a variety of birdlife and other wildlife. A patio spans the width of the house, perfect for outdoor dining or relaxing. The level lawn features an ornamental circular hedge as a central feature. A home office is located at the rear of the garden, while a separate hobbies room sits to the side of the house, offering versatile additional space. Raised vegetable beds add a practical touch. The garden enjoys excellent privacy and a strong connection to the natural surroundings.

Situation

Nestled in the heart of the Cotswolds, the charming market town of Fairford offers a quintessential English lifestyle, rich in history and natural beauty. Known for its medieval church and picturesque setting along the River Coln, Fairford boasts a welcoming community with a range of local amenities, schools, and independent shops. Families are well served by excellent educational options, including Fairford C of E Primary School (Ofsted – Outstanding) and Farmor's School (Ofsted – Good), both of which enjoy strong reputations within the region. The town enjoys excellent connectivity, with the historic Roman town of Cirencester just a short drive away, offering a wider array of shopping, dining, and cultural attractions. To the southeast lies the vibrant riverside town of Lechlade, known for its boating, antique shops, and scenic Thames walks. Fairford's ideal location between these two thriving towns makes it a desirable spot for those seeking the tranquillity of the countryside living with convenient access to nearby hubs.



Approximate Floor Area = 165.9 sq m / 1786 sq ft
 Outbuildings = 47.5 sq m / 511 sq ft
 Total = 213.4 sq m / 2297 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 #92548



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL7 4GH

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District. Council Tax Band F and EPC rating B

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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