



22 The Orchard, The Croft, Fairford, Gloucestershire GL7 4BL

A spacious three-bedroom, end-terrace cottage overlooking beautiful courtyard gardens with use of an indoor swimming pool and within walking distance of local shops.

Entrance Hall

Downstairs Cloak Room

Sitting Room

Dining Room

Kitchen

Three Double Bedrooms

Ensuite shower Room

Shower Room

Garage

Patio Garden

999 year Lease (from 1984)

No Ground Rent

The Property

22 The Orchard is a beautiful three-bedroom end- terrace cottage with conservatory, patio garden and garage overlooking courtyard gardens with access to a stunning swimming pavilion.

Upon entering there is a useful spacious cloakroom and a door which leads into a family room/dining room. The sitting room has an electric feature fireplace and sliding doors lead out to the conservatory which in turn lead out onto the patio garden.

The kitchen has a range of fitted units with built-in electric Zanussi oven, hob and cooker hood. There is a freestanding dishwasher, fridge freezer and washing machine. A door also leads out onto the patio garden.

Upstairs there are three bedrooms, two which have built-in wardrobes. The master bedroom has a shower en-suite. There is also a main shower room.

The property has electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, which provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide price: £495,000 (Leasehold)

Directions to The Orchard

From the A417 Lechlade to Cirencester Road and as you approach the town from the east pass the turning to Cinder Lane on your left and continue along the London Road. Pass Manor Close on your right and in about 100 yards fork right into Lower Croft and left again into The Croft. The Orchard will be found in a short distance on your left.

Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager 07384 112198 (Mon-Fri 9am-5pm)



Sitting Room



Family/Dining Room



Kitchen



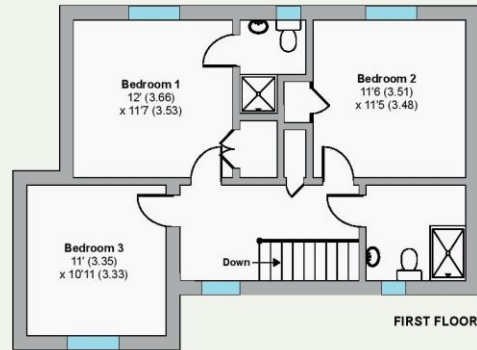
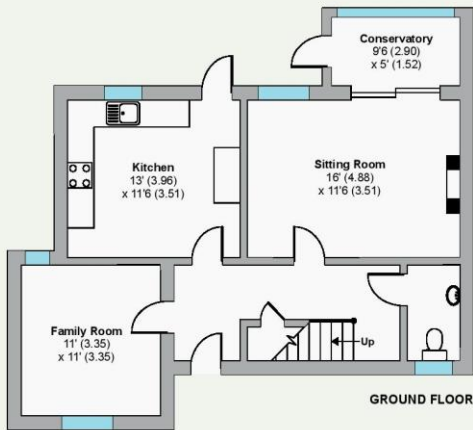
Bedroom 1



Bedroom 2



Shower room



Rear Garden

Approximate Gross Internals: 121.9 m² / 1312 ft² Service Charge: £7420 pa

Energy Performance Rating: D

Council Tax Band: F

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichom 2022. Produced for Cognatum Property. REF: 906354

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The Orchard

The Orchard is built on land once belonging to John Keble, poet, curate and founder of the Oxford Movement. The two and three-bedroom properties all have garages and are built in local stone. Through an archway there is a hidden garden square, lined with fruit trees recalling the estate's orchard origins. Some of the cottages overlook this garden, which has a swimming pavilion and sun terrace to one side.

The estate is just 250 yards from Fairford market place, which offers a wide variety of both contemporary and antique shops and also plays host to a weekly market. Fairford's church of St Mary is simply one of the best in the country, known primarily for its breathtaking, medieval stained-glass windows, and the RAF Fairford is world-famous for it's spectacular aerial displays at the air show every July. Opportunities to enjoy the outdoors abound, with the Mill and Trout Farm at Bibury, the 15th-Century ruins by the river in Minster Lovell and the Cotswold Wildlife Park and Gardens all nearby. Then for days when the weather makes being outside less appealing, there is plenty to see and do in the bustling market towns of Cirencester, Stow-on-the-Wold and Burford.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.



The Swimming Pavilion



Fairford Market



St Mary's Church



Bibury

Services and Amenities at a Glance



29 PROPERTIES
BUILT 1998-2002



RESIDENT
ESTATE
MANAGER



GARDENER



SWIMMING
POOL

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