



## **The Orchard, The Croft, Fairford, Gloucestershire, GL7 4BL**

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



**Downstairs  
Cloakroom Room**

**Two Reception  
Rooms**

**Conservatory**

**Kitchen**

**Three double  
bedrooms**

**Shower Room**

**Garage**

**Patio Garden**

**999 year Lease  
(from 1984)**

**No Ground Rent**

**55+ Age Covenant.**

# The Property

1 The Orchard is a three bedroom end of terrace cottage situated within beautiful estate grounds with conservatory, patio garden and garage.

Upon entering the property there is a spacious hallway which leads to the downstairs cloakroom and all main living areas. The property has two downstairs reception rooms which are both light and airy. The main sitting room leads through to the bright conservatory which provides access to the outside patio area.

The kitchen has a range of fitted units and features an integrated Zanussi hob and oven, along with a freestanding fridge/freezer. There is also direct access to the patio from the kitchen.

Upstairs the property has three double bedrooms with bedroom one benefiting from an en-suite shower room. Fitted wardrobes/storage space can be found in both bedroom one and two. The property also has an upstairs main shower room.

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

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

**Offers in the region of : £480,000  
(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 on 07384 112198 (Mon-Fri 9am-5pm)**



Sitting Room



Conservatory



Kitchen



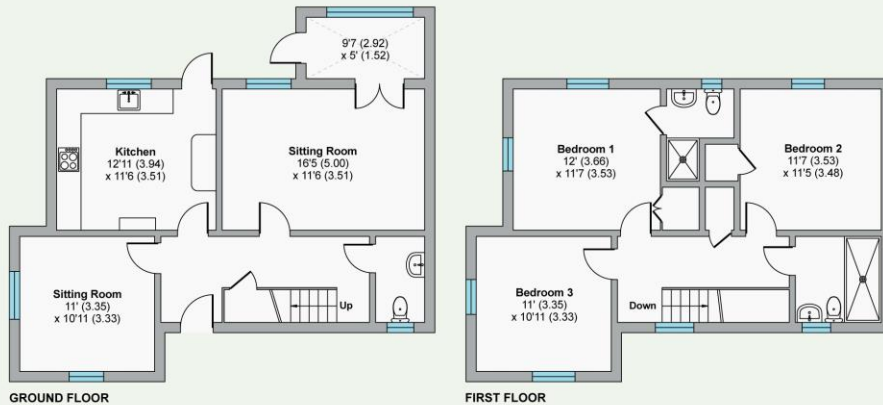
Bedroom 1



Bedroom 2



Bathroom



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cognatum Property. REF: 1179161



Rear with garden

**Approximate Gross Internals: 123.2m<sup>2</sup> / 1326ft<sup>2</sup>    Service Charge: £7420 pa    Energy Performance Rating: D    Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



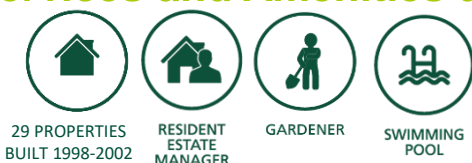
## The Orchard

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 its 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.

## Services and Amenities at a Glance



The Swimming Pavilion



Fairford Market



St Marys Church



Bibury

Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)

[www.cognatum.co.uk](http://www.cognatum.co.uk)

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PROPERTY

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