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

## Asking Price £370,000

- A three bedroom cottage with communal grounds and swimming pavillion
- Study and conservatory
- Two further double bedrooms and a bathroom
- Available to those aged 55 years and above
- Kitchen
- Garage and garden
- Drawing room and dining room
- Master bedroom with en suite shower room

3 Market Place, Fairford, Gloucestershire, GL7 4AB
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# 4 The Orchard, Fairford, Gloucestershire, GL7 4BL

A three bedroom cottage situated conveniently for the centre of the popular Cotswold market town of Fairford. Available exclusively to those aged 55 years and above, the main accommodation offers an entrance hall, cloakroom, study, drawing room, dining room, conservatory, kitchen, master bedroom with en suite shower room, two further double bedrooms and a bathroom. Outside are gardens, the communal grounds and a garage. There is a swimming pavilion and an on site secretary.

Additional Information:
Council Tax Band- F
EPC Rating- D
Freehold

3 2 3 D

Council Tax Band: F





## ENTRANCE HALL
Entrance door with glazed top panels. Staircase to first floor. Understairs cupboard. Electric heater.

## CLOAKROOM
Suite comprising of a low level WC and vanity unit. Tiled flooring and splashbacks. Dimplex electric heater.

## DRAWING ROOM
16'5" x 13'0
Two windows to the front. Archway to dining room. Minster stone feature fireplace with coal effect electric fire. Television and telephone points. Electric heater.

## DINING ROOM
13'9" x 10'4"
French doors to the conservatory. Window to side. Electric heater.

## STUDY
8'4" x 6'10"
Window to front. Built in cabinet. Telephone and television points.

## CONSERVATORY
Half glazed door to garden. Tiled flooring.

## KITCHEN
Window and half glazed door to rear. Single drainer stainless steel sink unit with mixer tap inset into a granite worksurface with cupboard below. Further range of wall and base units. Tiled flooring. Four ring Lamona electric hob with extractor above. Built in Lamona oven. Integrated Bosch dishwasher. Bosch washing machine. Further utility space.

## LANDING
Window to rear. Electric heater. Roof access.

## BEDROOM ONE
12'5" x 11'4"
Window to rear. Electric heater. Television and telephone points. Built in double wardrobe.

## EN SUITE SHOWER ROOM
Window to side. Suite comprising of a shower cubicle, low level WC and vanity unit. Heated towel rail. Built in airing cupboard.

## BEDROOM TWO
12'9" x 12'3"
Window to front. Electric heater. Television and telephone points. Built in double wardrobe.

## BEDROOM THREE
13'1" x 8'5"
Window to front. Electric heater.

## BATHROOM
Window to rear. Suite comprising of a panelled bath, vanity unit and low level WC. Tiled surrounds. Heated towel rail.

## OUTSIDE
To the front, a paved path leads to the entrance. The forecourt has been arranged with a number of shrubs. A stepping stone path and gate leads to the side.

The rear garden is easterly facing with a patio. Laid to lawn with a stepping stone pathway and shrub beds.

## GARAGE
The garage is opposite and numbered for identification.

## AGENTS' NOTE
These properties are leasehold and benefit from the remainder of a 999 year lease. There is a quarterly service charge and this is £1,896 for 2026-2027. This includes buildings insurance, external maintenance, window and gutter cleaning, maintenance of the communal areas and swimming pool, patio cleaning, a personal alarm system, reserve fund and the provision of a resident site Estate Manager.

## FAIRFORD
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, optician, cottage hospital and a weekly market.





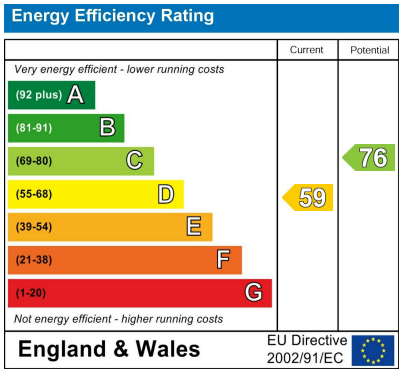


## Directions

On entering Fairford, proceed along London Road and turn right just after The Railway public house. Take the second left onto The Croft. The Orchard is on the left.

## Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.




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