





Property Description

A beautifully presented two-bedroom detached home located within the highly sought-after Fairford Leys development, offering versatile living space and a charming private garden.

planters, and a delightful mix of flowering plants, herbs, and small fruit trees that create a vibrant, natural setting throughout the seasons. A wooden archway draped in climbing foliage leads to a distinctive red garden shed.

Entrance Hall

Door to front
Stairs to first floor

Living Room

Window to front
French doors to rear

Kitchen

Window to front

Study/Utility Room

Patio door to rear

Sitting Room

French doors to side

Bedroom One

Window to front and rear

The accommodation comprises an entrance hall leading to a bright first reception room with a front-aspect window, feature fireplace, and French doors opening onto the rear garden. The kitchen provides a range of wall and base units, space for white goods, and room for a dining table—ideal for everyday family meals. The ground floor also benefits from a convenient WC and a versatile utility room with door to the garden, flowing into a study area and a second reception room, which also enjoys garden access via French doors.

Upstairs, the property offers two well-proportioned bedrooms, both served by a family bathroom fitted with a bath and overhead shower, WC, and wash hand basin.

Externally, the courtyard garden is a true highlight—an inviting, private outdoor retreat enclosed by red-brick walls and mature greenery. Thoughtfully landscaped, it features winding brick and stone pathways, raised

Bedroom Two

Window to rear

Bathroom

Window to front

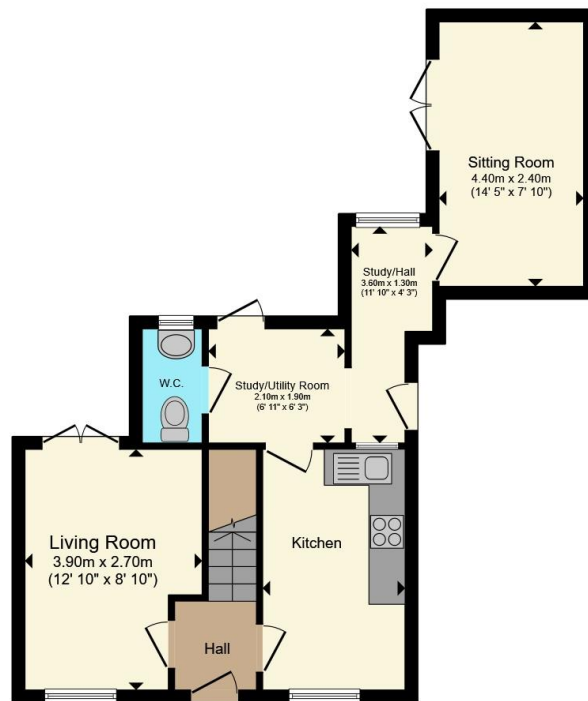
Agents Note

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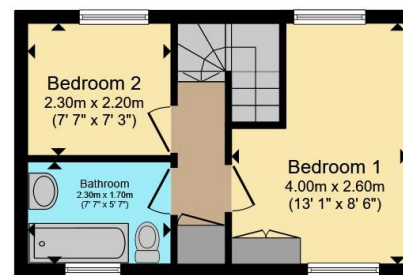








Ground Floor



First Floor

Total floor area 72.1 m² (776 sq.ft.) approx

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 Band: C

Tenure: Freehold

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