



Christian
Benjamin
PROPERTY



Aldsworth Close, Fairford, Gloucestershire.

Offers in Excess of £350,000



25 Aldsworth Close, Fairford, Gloucestershire.

Directions

Please use the postcode GL7 4LB or call the office at any time for detailed directions from your location.

Summary

A bright, link detached three bedroom home on the edge of Fairford, with open countryside views to the front, a garage, gated parking and sunny gardens to the front and rear. With large windows, a sociable living/dining space, a modern kitchen, useful storage and no onward chain, this is a home with good bones, a great outlook and plenty of potential for the next owner to make it theirs.

Step inside

The entrance hall gives access to the main ground floor accommodation, with stairs rising to the first floor.

To the front of the house is a generous living room, with a large window letting in plenty of light. A central fireplace gives the room a natural focal point, while the layout opens through to the dining area at the rear, creating a sociable flow that works well for family life or entertaining.

The dining room has sliding doors out to the garden, bringing in plenty of natural light and connecting the living space nicely with the outside. The kitchen sits alongside and is fitted with a good range of cupboards, worktop space and integrated appliances, with a door leading directly out to the rear garden. A ground floor cloakroom completes the downstairs accommodation.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom is positioned to the front and enjoys far-reaching rural views, which are a real highlight of the house.

There are two further bedrooms, giving flexibility for children, guests, home working or hobbies.

The bathroom is fitted with a bath with shower over, WC and wash hand basin.

Step outside

To the front, the property has a lawned garden with mature hedging and planting, giving a pleasant approach while still allowing the house to enjoy the open views beyond.

To the rear, there is a private westerly-facing garden, arranged with lawn, patio, established planting and gated access. It is a good, usable size, with space to sit out, garden, play or simply enjoy the afternoon and evening sun.

There is also gated parking to the rear and access to the single garage which has a vehicle door into the rear garden, pedestrian door to the front, light, and power.

Area insights

Aldsworth Close is a popular setting on the edge of Fairford, well placed for local schools, countryside walks and access into the town.

Fairford is a popular Cotswold market town with a strong range of everyday amenities, including shops, cafes, pubs, a primary school, secondary school, doctors' surgery and beautiful church. It also offers a lovely balance between town convenience and rural surroundings, with countryside close by and good access towards Cirencester, Lechlade, Swindon and the wider Cotswolds.

Viewing

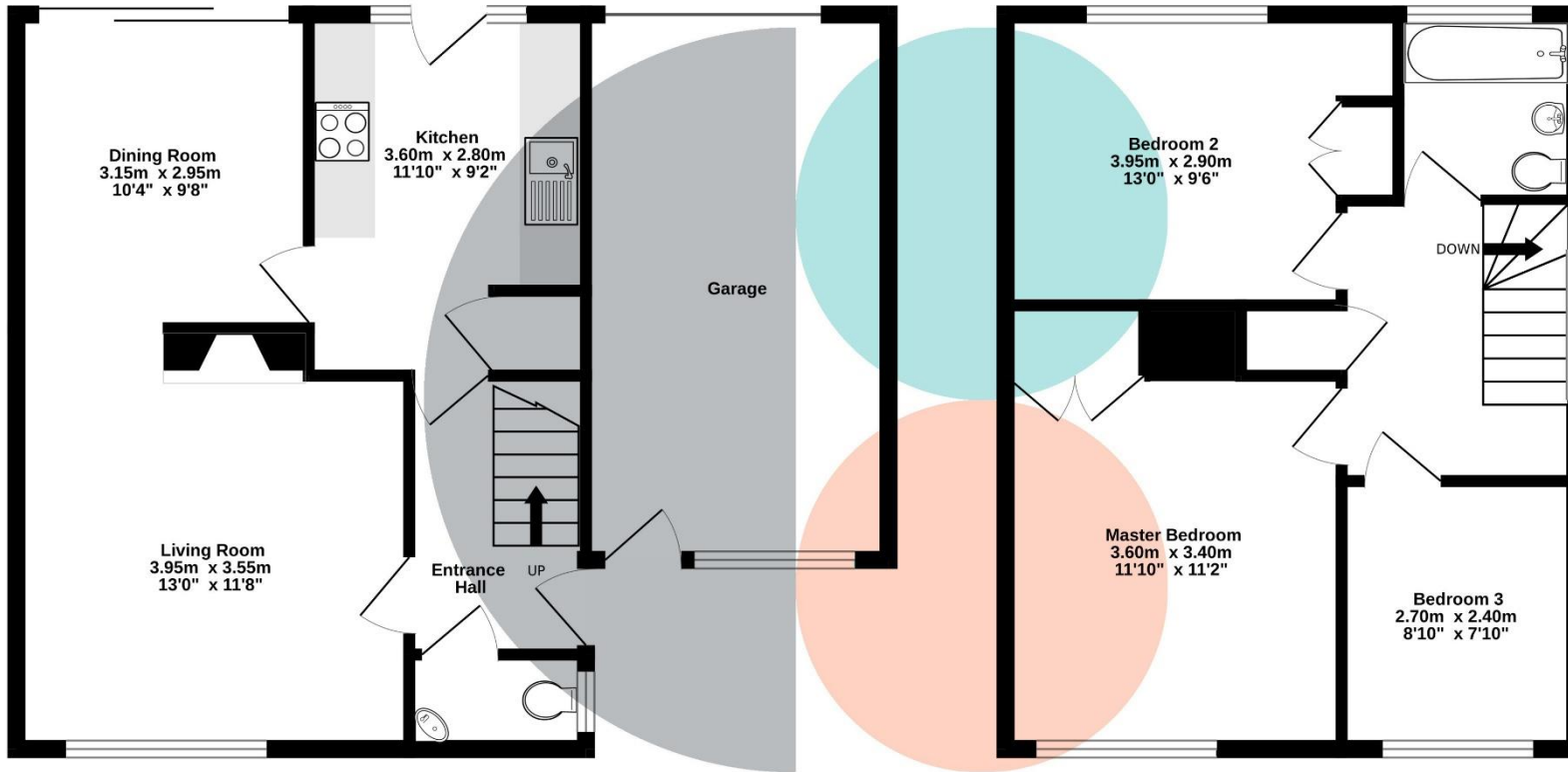
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR
57.4 sq.m. (618 sq.ft.) approx.

1ST FLOOR
41.0 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA : 98.4 sq.m. (1060 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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