



# MONTAGUE HOUSE

FAIRFORD, GLOUCESTERSHIRE

Lechlade 5 miles, Cirencester 9 miles,  
Burford 11 miles, Swindon Rail Station 14 miles  
(London Paddington about 55 minutes) M4 at  
Swindon (J15) 17 miles, M5 (J11a) 28miles  
(All distances and times are approximate)

## A classic Grade II Listed Cotswold townhouse with a walled garden

**Ground Floor:** Entrance Hall • Drawing Room  
Dining Room • Snug • Kitchen Breakfast Room  
Utility • Cloakroom

**First Floor:** Main Bedroom with Bathroom  
Dressing Room/Bedroom 5  
Guest Bedroom • Shower Room.

**Second Floor:** Bedroom 3 • Bedroom 4

**Outside:** Walled Garden • Outbuilding

**Butler**   
**Sherborn**

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## DESCRIPTION

Dating from the 18th century, this elegant double fronted townhouse is now on the market for the first time in 20 years. Occupying a wonderful location overlooking the magnificent church, Georgian proportions to the front boast sash windows and shutters with good ceiling height in two formal reception rooms, with an everyday snug to the rear of the ground floor with a kitchen/breakfast room opening to the garden. Well-proportioned bedrooms are arranged over the first and second floors served by a bathroom and shower room. Montague House has served as a much-loved family home and now offers buyers an opportunity to update the interiors to their own taste. Outside there is a delightful garden and terrace to the rear with a useful outbuilding.

## SITUATIONS & AMENITIES

Montague House is situated within the Conservation Area of Fairford, an attractive and historic town with a wonderful community that straddles the river Coln. The house is in the centre of the town with a weekly market and good selection of shops and facilities including a cottage hospital, doctors' surgery, chemist, dentist, library, nursery, C of E primary school (Ofsted:



Fairford



Outstanding) and the highly regarded Farmor's secondary school. At its' heart is St Mary's Church. Cirencester (9 miles) provides an excellent range of independent shops, boutiques, and restaurants as well as regular markets and several supermarkets, including Waitrose. There are many independent schools within easy reach.

The A419 dual carriageway at Cirencester allows direct access to Swindon and the M4 and to Gloucester/Cheltenham and the M5.

The countryside surrounding the town is glorious with many wonderful walks in the area including the circular River Coln Walk. Fairford also boasts a wide range of local sporting opportunities including clubs such as Football, Rugby, Cricket and Tennis. Nearby there are various golf courses and water park facilities.

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statutory and ornaments, are excluded but may be available by separate negotiation.





## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

Freehold

## SERVICES

Mains water, drainage, electricity and gas central heating. Broadband. No recent tests have been carried out. Intending purchasers should consider if they need to commission their own tests (if required).

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band G



## VIEWINGS

Please telephone Elizabeth at Butler Sherborn,  
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## DIRECTIONS (GL7 4AD)

From Cirencester proceed east towards Lechlade, taking the A417 to Fairford, passing through the village of Poulton. On entering the market square Montague House will be found on the right-hand side opposite the church.


**Butler**   
**Sherborn**

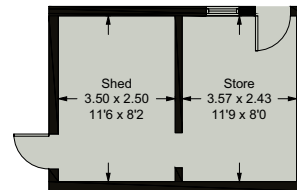
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## Montague House

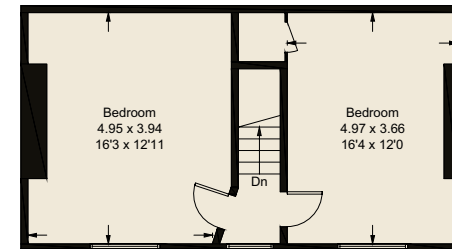
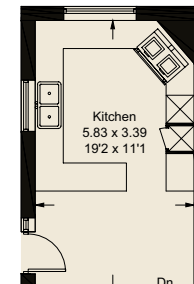
Approximate Gross Internal Area = 240.1 sq m / 2584 sq ft  
Outbuilding = 18.1 sq m / 195 sq ft  
Total = 258.2 sq m / 2779 sq ft



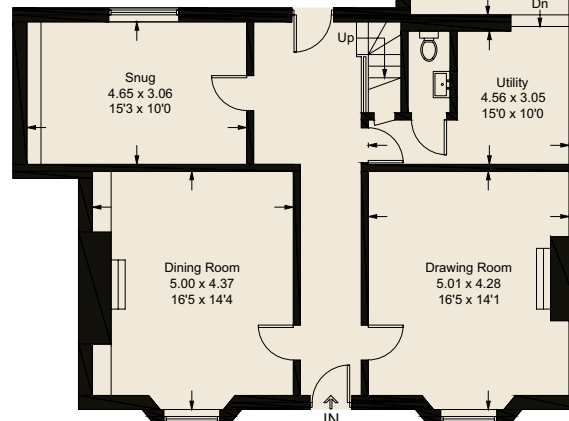
 = Reduced headroom below 1.5m / 5'0"



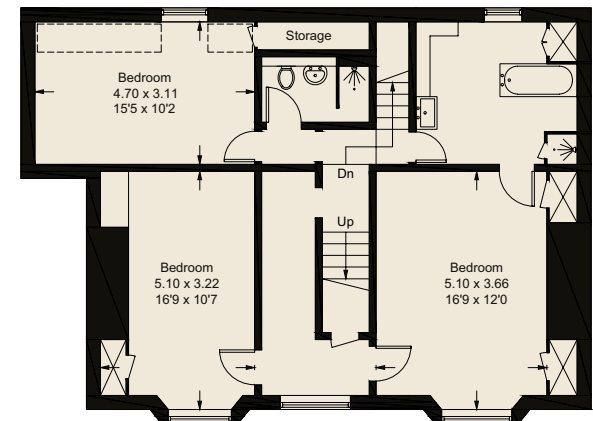
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296025)

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