



Lower Croft, Fairford
£395,000 Freehold

Ridgeway

A four bedroom detached house situated on a plot of c. 1/3 acre along a private driveway of only three in the popular Croft area of the desirable Cotswold market town of Fairford.





4 Lower Croft, Gloucestershire, GL7 4AR

£395,000 Freehold

ENTRANCE PORCH

Part glazed panelled door with fanlight. Glazed panelled door to hall.

CLOAKROOM

Obscure glazed window to front. Low level WC. Wall mounted wash basin. Tiled splashbacks. Radiator.

SITTING ROOM

15' 8" x 11' 4" (4.78m x 3.45m) Window to front. Reconstituted stone fireplace with coal effect gas fire as fitted. Radiator. Television point. Archway to dining room.

DINING ROOM

10' 8" x 10' 2" (3.25m x 3.1m) Patio door to garden. Radiator. Archway to kitchen.

KITCHEN

15' 0" x 10' 1" (4.57m x 3.07m) Two windows to the rear. Double bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further range of fitted wall and base



units. Tiled splashbacks. Four ring Zanussi gas hob with extractor above. Built in Zanussi oven. Radiator. Wall mounted boiler for domestic hot water and central heating.

UTILITY ROOM

6' 10" x 5' 4" (2.08m x 1.63m) Door to garage. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below and wall units above. Space and plumbing for dishwasher and washing machine. Tiled splashbacks. Radiator.

LANDING

Window to side. Built in airing cupboard. Roof access.

BEDROOM ONE

12' 11" x 10' 1" (3.94m x 3.07m) Window to rear. Radiator. Vanity unit. Fitted double wardrobe.

BEDROOM TWO

14' 7" x 8' 8" (4.44m x 2.64m) Two windows to the front. Fitted double wardrobe. Radiator.

BEDROOM THREE

9' 1" x 9' 0" (2.77m x 2.74m) Window to rear. Radiator.

BEDROOM FOUR

8' 8" x 8' 1" (2.64m x 2.46m) Window to front. Radiator.

BATHROOM

9' 0" x 6' 4" (2.74m x 1.93m) Obscure glazed window to rear. Suite comprising of a panelled bath with mixer tap shower and cradle. Vanity unit. Low level WC. Radiator. Tiled walls. Heated towel rail.

DOUBLE GARAGE

18' 1" x 16' 4" (5.51m x 4.98m) Two up and over doors. Personal door and window to the rear. Door to utility room. Power and lighting. Ample eaves storage.

OUTSIDE

The property is one of only three set along a private driveway in The Croft, a popular location a few minutes walk to the amenities of this desirable Cotswold market town,

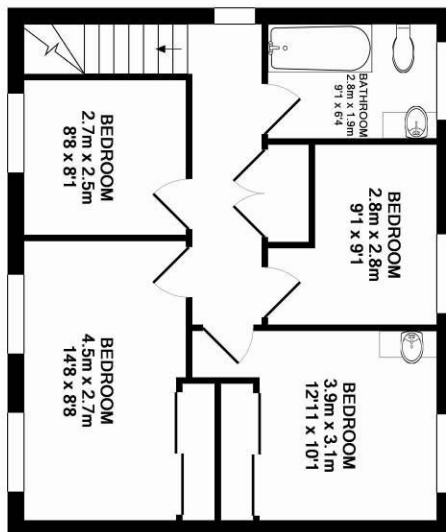
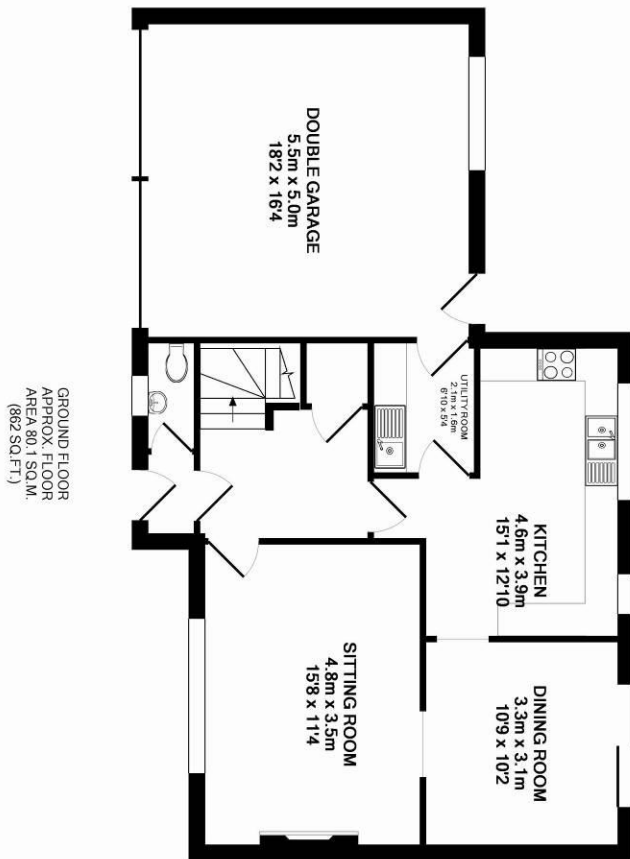
The front is enclosed by a conifer screen and Cotswold stone wall. Laid to lawn with flower and shrub beds and borders. Gravel driveway leading to the garage providing ample off road parking for several vehicles. To the left side are double timber gates and a pedestrian gate. To the right side is a further pedestrian gate.

The rear garden is enclosed by timber fencing. Laid mainly to lawn with attractive beds and borders. Timber shed. Outside tap. Paving with a raised terrace and retaining wall. Patio.

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 school is judged to be of outstanding standard, having achieved grade 1 in its Ofsted inspection in 2010. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. Built in the early 1490s, the church is an example of late Perpendicular Gothic architecture that is characterised by slim stone window mullions and light but strong buttresses. Grade 1 listed by English Heritage, 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.





TOTAL APPROX. FLOOR AREA 131.8 SQ.M. (1419 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken by any agent, advertiser or publisher for any errors or omissions. This plan should be used as a guide only and not relied upon as a statement of fact. 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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Ridgeway

Swindon

01793 530167

Fairford

01285 712900

Lechlade

01367 250011

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