



Churchill Place, Fairford  
Guide Price £450,000

MOORE ALLEN  
& INNOCENT

# 5 CHURCHILL PLACE, Fairford, Gloucestershire, GL7 4JT

An extensive semi-detached four bedroomed home, parking and garage, suitably located for access to amenities and schooling. South facing rear garden. Spacious floor area 1,521 sq ft (143 sq m)

## Fairford

Fairford is a delightful Cotswold market town set on the banks of the River Coln amidst idyllic Cotswold countryside. The town enjoys an active community and offers an excellent range of day-to-day amenities. Education is provided at both primary and secondary levels, each boasting good Ofsted reports. There is a good selection of convenience shops, post office, public houses, modern medical centre, dentist, sports hall and playing fields. The nearby centres of Cirencester c.8 miles and Swindon c. 14 miles (railway station to London Paddington c.59 minutes) offer a greater range of facilities.

## The Property

Churchill Place comprises a selection of mostly semi-detached houses. Boasting the 70's era of design, the property offers bright and spacious accommodation, medium density house with good off-street parking. Number 5 reflects an extended, non-estate home that has been traditionally constructed of reconstituted stone and hung tiled elevations enjoying the comfort of replacement Upvc windows and a gas fired boiler that powers the domestic hot water and heating systems.

This spacious home offers flexible accommodation presented over two floors. Front door leads into the entrance hall with stairs rising to first floor and door off to cloakroom. The sitting room lies to the rear of the house with southerly views and enjoys a recently installed stylish wood burning stove.

Off the sitting room, doors lead into the garden room and access to dining area with fitted kitchen beyond. Internal door to the extensive garage where a utility area is accommodated.

To the first floor, the house provides four well-proportioned bedrooms, the principal with full en suite; the family bathroom completes the internal accommodation.

Set back from the road, the front grounds include ample parking, shrubbery and access to garage. To the rear, the garden has the benefit of a southerly aspect, bound by timber fencing and gardens laid to lawn with paved terrace and a gravelled area for seating.

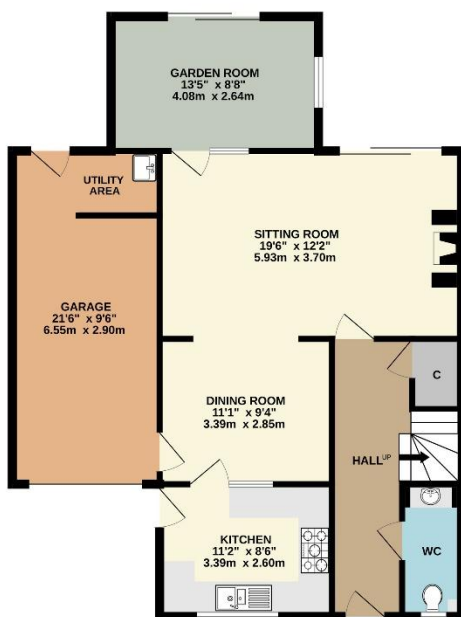
## General Information

The property is Freehold offering vacant possession upon completion. It has been placed in Band 'C' for Council Tax purposes, charges 2026/27 £2,134.42. EPC Band 'C' (74). All main services are connected. Local Authority – Cotswold District Council, Cirencester (01285) 623000. Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)

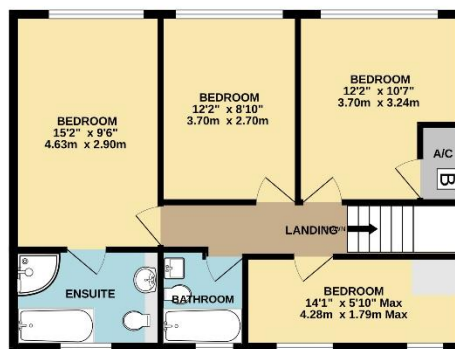
## Directions

Upon entering Fairford from the direction of Lechlade take the first turning on the right-hand side into Hatherop Lane. After a short distance take the first turning left into Hatherop Road and the property will be seen on the left after 350m, just before the turn into Churchill Place itself.

GROUND FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) 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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