

# THE WHITE HOUSE

FAIRFORD, GLOUCESTERSHIRE



MOORE ALLEN  
& INNOCENT

**The White House**  
Totterdown Lane  
Fairford  
Gloucestershire  
GL7 4DF

An individual home with sizeable gardens and outbuildings, offered with no onward chain.

- Non-estate
- Edge of town location
- Three bedrooms
- Three receptions
- Southerly aspect gardens
- Two garages, workshop & store
- Ample parking
- No onward chain
- GIFA 1,679 sq. ft (156 sq. m)



Offers invited for the freehold,  
in the region of  
£595,000

## Location

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

The White House lies on the southerly edge of the town. This non-estate house has been traditionally constructed of painted rendered elevations set beneath a pitched and part flat roof. Extending to gross internal floor area of 1,679 sq ft (156 sqm) to include the conservatory, the accommodation provides entrance hall with cloakroom off, well-proportioned sitting room with open plan stairs rising to first floor, opening into the extensive conservatory.

The kitchen provides a good selection of base and wall mounted units with built-in appliances, ample space for breakfast dining, and separate dining room.

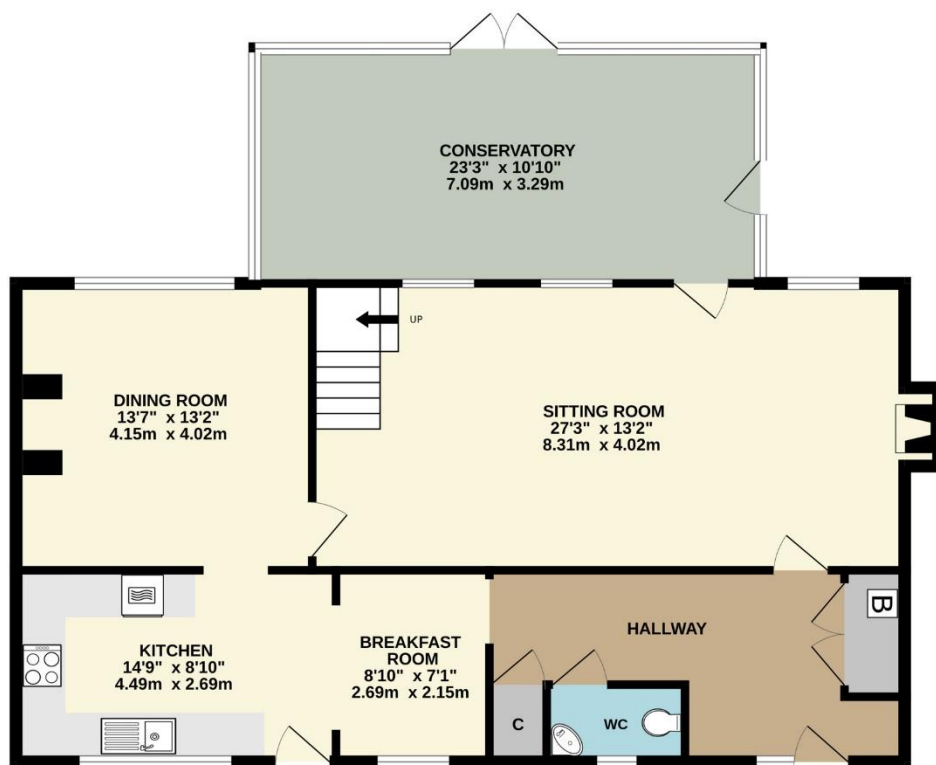
Gas fired boiler powers the domestic hot water and heating systems, Upvc replacement windows.

To the first floor, the landing serves three bedrooms, two with built-in wardrobes and bathroom.

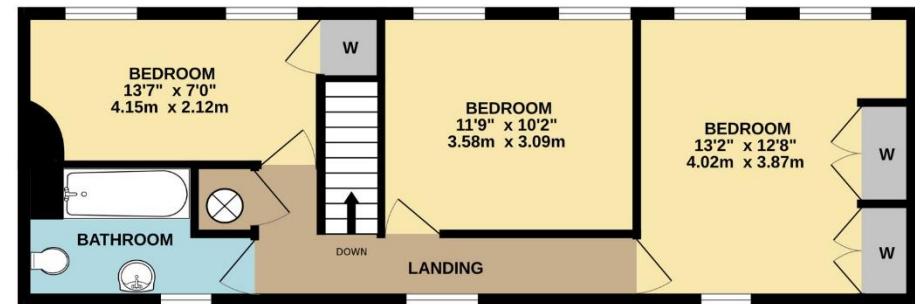
A particular attraction to this property is the outside space. With all the gardens to the rear enjoying a predominantly southerly aspect, the established gardens lie within two sections divided by a gated secondary drive. Parking is afforded to the side of the house adjacent to the detached garage. There is a further single garages, workshop and garden store.

The White House offers considerable scope for extension, subject to the usual consents. It is offered for sale with no onward chain. An internal inspection is highly recommended.

GROUND FLOOR  
1148 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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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## Property Information

The property is freehold offering vacant possession upon completion. Council Tax Band 'E' charges 2026/27 £2,934.82. All main services are connected. Cotswold District Council (01285) 623000. EPC Band 'D' (60). Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk).

## Directions

On entering Fairford from the west (Cirencester), take the second turning right into Horcott Road. Proceed along the road for about half a mile and the property will be seen on your right.

## Joint Agents

Ridgeway Estate Agents, Fairford  
(01285) 712900

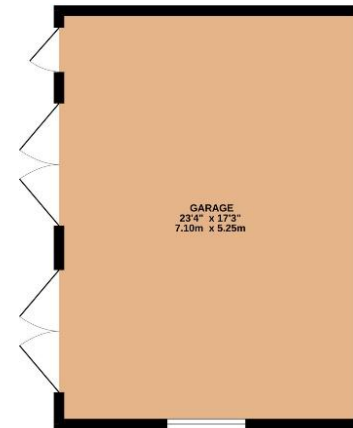
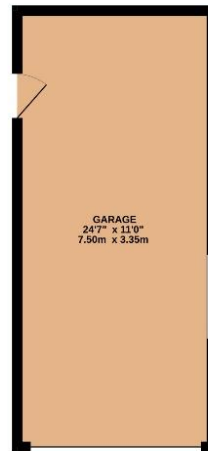


GARAGE

WORKSHOP

GARAGE

GARDEN STORE



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