

22 THE ORCHARD

FAIRFORD, GLOUCESTERSHIRE GL7 4BL



MOORE ALLEN
& INNOCENT

22 THE ORCHARD
The Croft
Fairford
Gloucestershire
GL7 4BL

Set within this award-winning development and extremely convenient to the town's amenities lies this charming retirement cottage.

- Three double bedrooms
- Two shower rooms
- Two reception rooms
- Garden room
- Eat-in Kitchen
- Garage
- Extending to 1,312 sq ft (121.9 sq m)
- Communal facilities
- Swimming pool Pavillion
- Offered with no onward chain

Guide Price
£380,000
Leasehold



THE PROPERTY

The Orchard is an attractive low-density development of natural stone -constructed retirement cottages completed in the late 1990's. The scheme is located to the east of the Market Place and within the town's Conservation area.

Set within managed communal gardens, offering a safe and pleasing environment and within level walking distance of facilities, The Orchard offers a wonderful home for the over 55's. With the benefit of a swimming pool pavilion, there is a part-time house manager to assist.

Number 22 comprises an end of terrace cottage that has been traditionally constructed of natural coursed stone elevations set beneath a pitched blue slate roof. The property enjoys the comfort of sealed double glazed casement windows and provides a mixture of night storage and convector heating.

The layout briefly offers part glazed front door opening into the entrance hall, stairs rise to first floor, access to both reception rooms, cloakroom and kitchen. The sitting room, with its southerly aspect, has window and patio door that opens into the garden room. There is a separate and generous sized dining room. The kitchen is well appointed with a good selection of built-in base and wall mounted cupboards featuring integral appliances, ample space for breakfast dining. Door to rear.

To the first floor, the spacious landing serves access to three bedrooms, each of double proportion and two with built-in wardrobes; the principal with en suite facility. There is a second shower room.

Outside, the communal gardens offer a variety of seating areas, within tended gardens. South facing rear patio garden. Included in the sale lies a single garage.

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. There is a charming Market Place dominated by the impressive parish church of St Mary. The town provides a good selection of convenience shops, post office, public houses, eateries, modern medical centre, dentist, sports hall and playing fields. Wonderful riverside walks.

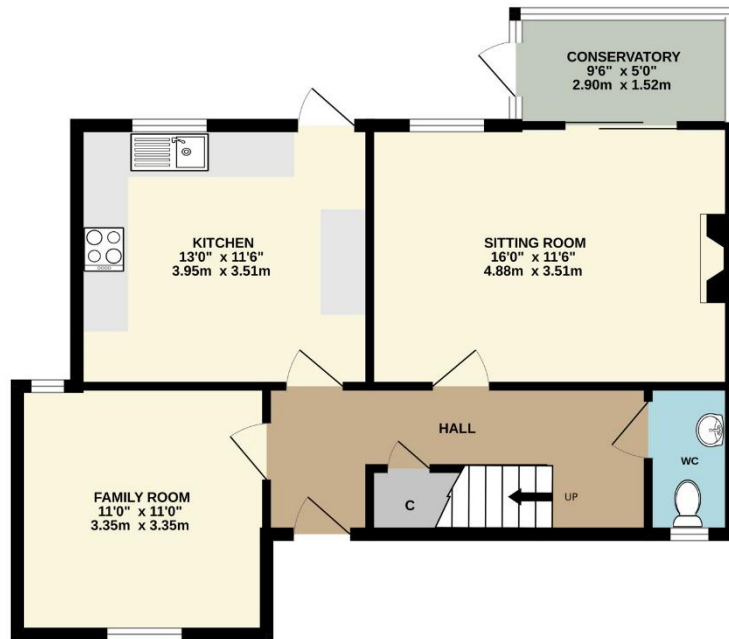
The nearby centres:

Cirencester c.8 miles

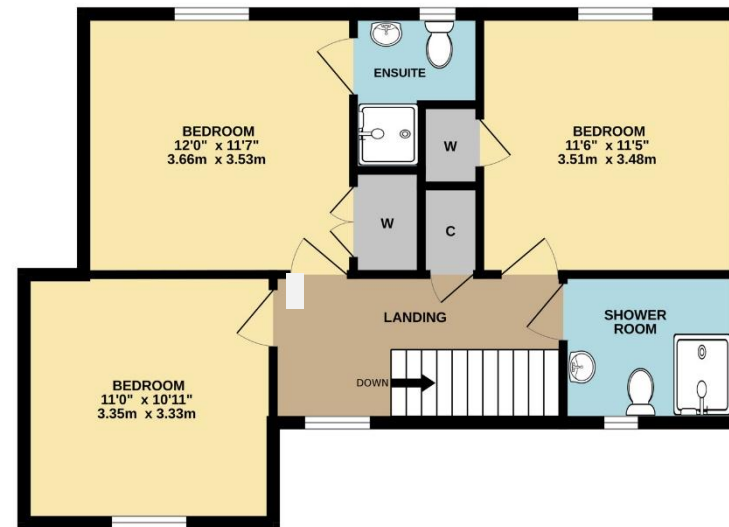
Swindon c.14 miles (railway station to London Paddington c.59 minutes)

Further town information www.fairfordtowncouncil.gov.uk

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1312sq.ft. (121.9 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 Leasehold with a term of 999 years commencing from 24th March 1984. The development is managed by Cognatum Estates Limited with an annual 2023 management fee of £5,248. Estimated 2024 £6,684. This fee includes the cost of the communal facilities, external decoration, house manager, gardening, swimming pool maintenance, buildings insurance, emergency alarm system, management charges and a reserve fund.

It has been placed into Band 'F' for Council tax purposes, charges 2025/26 £3,300.63. EPC Band 'D' (55). All main services with the exception of Gas are connected. Local Authority – Cotswold District Council.

DISCLAIMER

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