



12, Jacobs Piece, Fairford, Gloucestershire.

Directions

Please use the postcode GL7 4FJ or call the office at any time for detailed directions from your location.

Summary

Set within a quiet position in the popular market town of Fairford, this spacious four bedroom home offers well-balanced and flexible living, ideal for modern family life.

Recently refreshed with redecoration throughout, the property provides generous accommodation including a large living room, well-equipped kitchen/dining space, four bedrooms and three bathrooms, along with a private garden, garage and ample parking. A smart, comfortable home in a well-connected and highly regarded location.

Step inside

The property opens into a welcoming entrance hall with stairs to the first floor and access to the main living space.

The living room is a generous and comfortable room, ideal for everyday use, with useful storage beneath the stairs. To the rear, the kitchen/dining room forms the heart of the home, offering a range of modern units, integrated appliances including double oven, fridge/freezer, dishwasher and hob, along with space for additional white goods.

There is ample room for dining, making this a sociable and practical space, complemented by a separate utility area and a downstairs WC.

Upstairs, the property offers four bedrooms. The principal bedroom benefits from built-in storage and an ensuite shower room, while the remaining bedrooms are well-proportioned and flexible, suitable for family, guests or home working.

A family bathroom completes the accommodation.

The property has recently been redecorated throughout, giving it a fresh, clean feel ready for immediate occupation.

Step outside

To the front, the property enjoys a neat approach with driveway parking and access to the garage.

The rear garden is enclosed and designed for ease of maintenance, with a patio area and lawn providing a practical outdoor space for both relaxing and entertaining. There is also access from the garden to the driveway, which offers parking for multiple vehicles.

Area insights

Fairford is a popular and well-served market town, offering a range of everyday amenities including shops, cafés, pubs and schooling.

The town is particularly well known for its strong community feel and access to surrounding countryside, with nearby lakes and open green spaces providing plenty of opportunities to get outdoors.

Well positioned for Cirencester, Swindon and the wider Cotswolds, it offers a great balance between town living and rural surroundings.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Fees

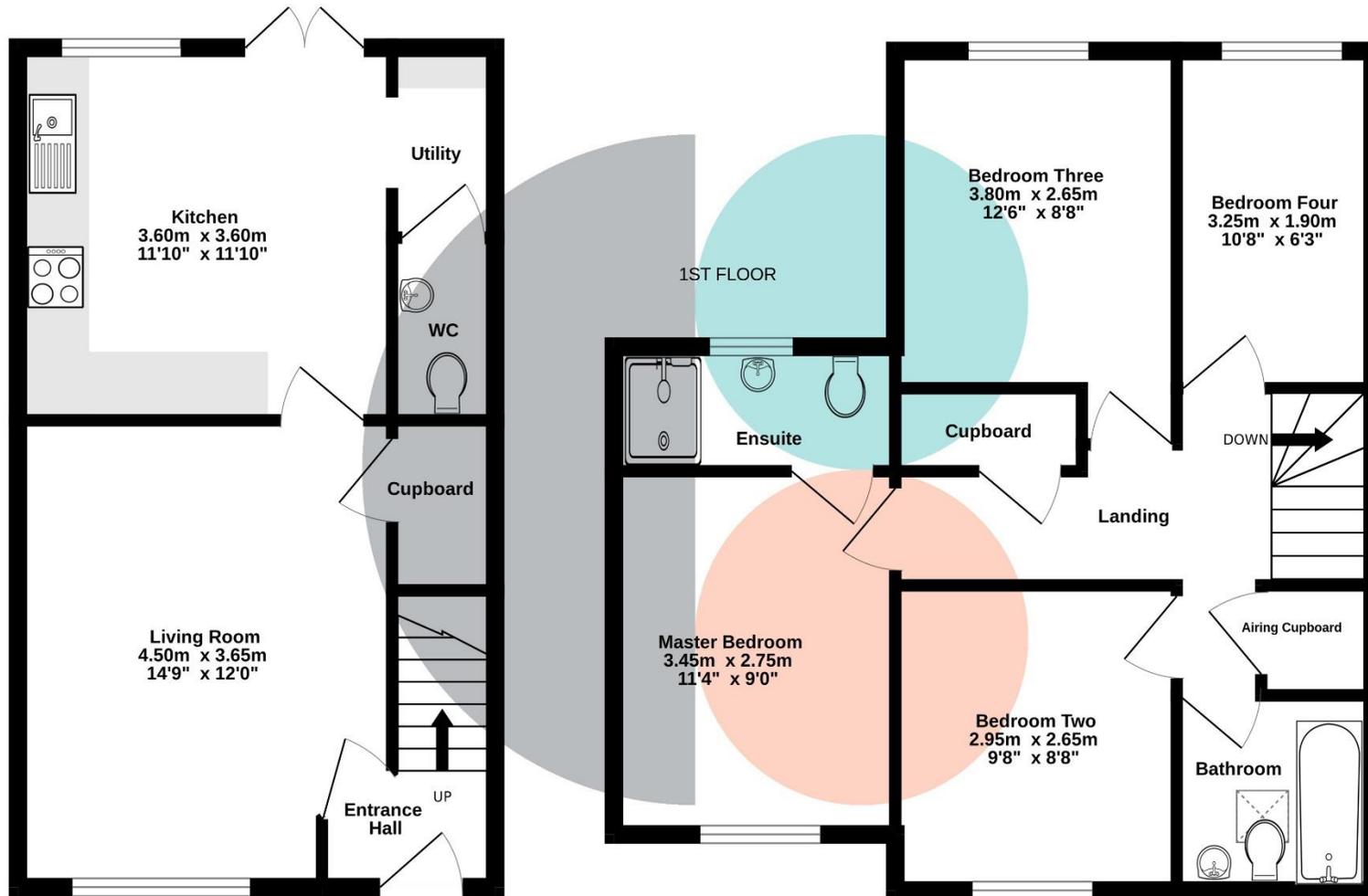
There are a range of fees that may be payable. Please check the full online listing, our website, in our office, or ask a member of the team if you require more information.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



GROUND FLOOR



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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