



Buttercup Cottage Horcott Road, Fairford, Gloucestershire, GL7

Asking Price £213,000

- 60% Shared Ownerships
- Kitchen/dining room
- Two parking spaces
- Two bed end terrace
- Cloakroom
- Sitting room
- South Westerly garden

Buttercup Cottage Horcott Road, Fairford, Gloucestershire, GL7 4DD

A two bedroom end terraced house situated in the Horcott area of the popular Cotswold market town of Fairford. The property is owned on a 60% shared ownership plan and the rental element is £116.32 pcm for the year ending March 2026. The main accommodation offers an entrance hall, sitting room, kitchen/dining room, cloakroom, two bedrooms and a bathroom. Outside are south westerly gardens and parking.

Additional Information:

Council Tax Band- C

EPC Rating- C

Leasehold



Council Tax Band: B



ENTRANCE HALL

Entrance door with obscure glazed panel. Staircase to first floor. Useful understairs recess. Built in cupboard. Radiator.

CLOAKROOM

7'0" x 3'7"

Obscure glazed window to side. Suite comprising of a low level WC and pedestal wash basin. Tiled splashbacks. Radiator.

KITCHEN/DINING ROOM

13'8" x 10'1"

Window to front. One and a half bowl single drainer stainless steel sink unit inset into a wood effect rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Wood effect flooring. Four ring Zanussi gas hob with extractor above and built in Zanussi oven below. Space and plumbing for automatic washing machine. Radiator.

SITTING ROOM

16'11" x 11'5"

Window to rear. French doors to garden. Radiator. Television point.

LANDING

BEDROOM ONE

13'11" x 13'8"

Window and velux to front. Radiator. Roof access. Built in cupboard. Built in eaves cupboard.

BEDROOM TWO

14'8" x 10'1"

Window to rear. Radiator.

BATHROOM

11'0" x 6'3"

Obscure glazed window to rear. Suite comprising of a panelled bath with shower above, pedestal wash basin and low level WC. Tiled surrounds. Ladder radiator. Wood effect flooring.

OUTSIDE

To the front, a paved pathway leads to the entrance. Gravelled forecourt.

The rear garden is south westerly facing and laid mainly to patio. Rear pedestrian gate. Timber shed. Gravelled area to the side for storage.

PARKING

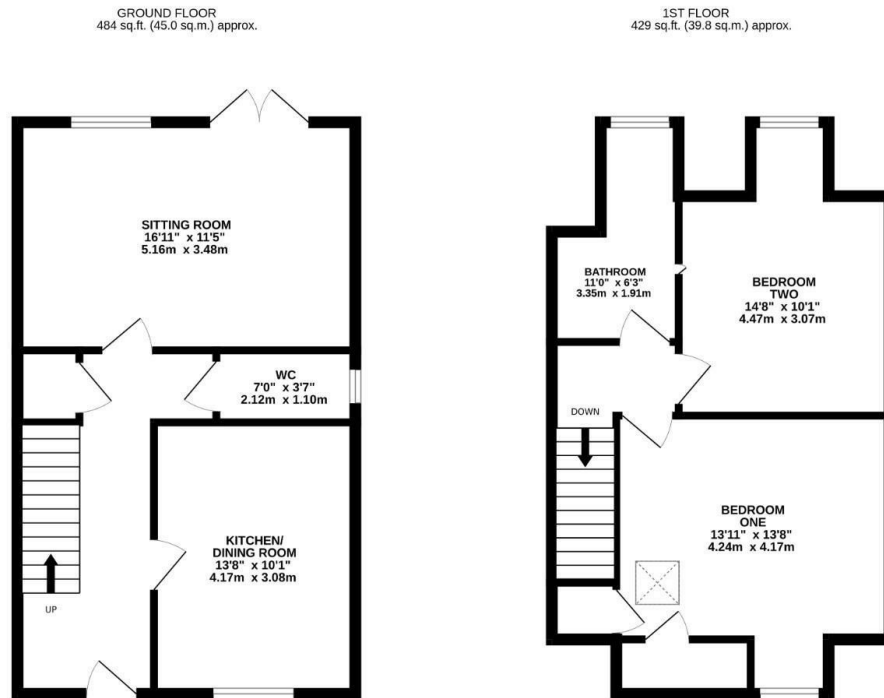
There is allocated parking for two cars.

AGENTS' NOTE

The property is on a shared ownership plan with Green Square. The owners have a 60% share and pay £116.32 pcm in rent and maintenance charges for the year ending March 2025. An increase comes into effect in April 2025 and we will update once we have details. We understand that it would be possible to staircase, this means buying additional shares, up to a maximum level of 80%. Preference will be given to local residents or those with local connections.

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 Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. 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. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, optician, cottage hospital and a weekly market.



Directions

From the Market Place proceed towards Cirencester.
Turn left at the crossroads onto Horcott Road.

Viewings

Viewings by arrangement only. Call 01285
712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC