



## The White House Totterdown Lane, Fairford, Gloucestershire, GL7

Asking Price £675,000

- An individual detached house dating back to 1866
- Three bedrooms
- Non estate on the edge of the town
- Two garages, a workshop and parking for several vehicles
- Sitting room and large conservatory
- No onward chain
- Southerly gardens
- Dining room, kitchen and breakfast room

# The White House Totterdown Lane, Fairford, Gloucestershire, GL7 4DF

An extended three bedroom detached cottage boasting a plot of approximately 0.2 acres and situated on the northern outskirts of the popular Cotswold market town of Fairford. Dating back to 1866, the property now offers an entrance hall with a built in utility cupboard, cloakroom, sitting room, large conservatory, dining room, kitchen, breakfast room, three bedrooms and a bathroom. Outside are good sized mature gardens, two garages and parking for a good five cars. No onward chain.

Joint sole agent: Moore Allen

Additional Information:

Council Tax Band- E

EPC Rating- D

Freehold



Council Tax Band: E



ENTRANCE HALL

UTILITY CUPBOARD

CLOAKROOM

SITTING ROOM

27'3" x 13'2"

CONSERVATORY

23'3" x 10'10"

DINING ROOM

13'7" x 13'2"

KITCHEN

14'9" x 8'10"

BREAKFAST ROOM

8'10" x 7'1"

LANDING

BEDROOM ONE

13'2" x 12'8"

BEDROOM TWO

11'9" x 10'2"

BEDROOM THREE

13'7" x 7'0"

BATHROOM

OUTSIDE

GARAGE ONE

24'7" x 11'0"

GARAGE TWO

23'4" x 17'3"

WORKSHOP

15'9" x 8'0"

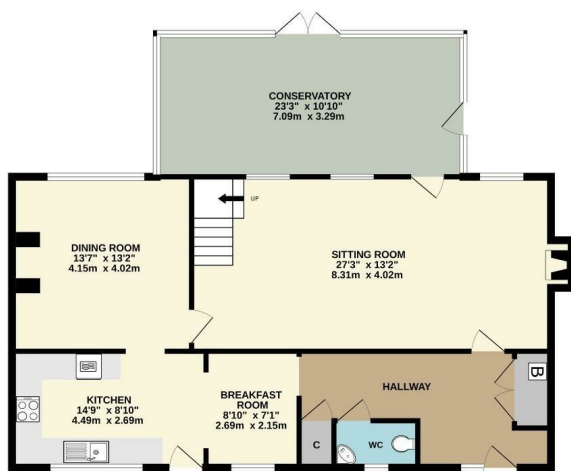
GARDEN STORE

15'2" x 9'7"

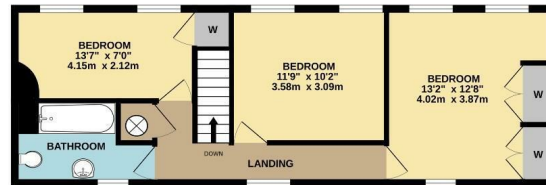
FAIRFORD

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.

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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## Directions

From the Market Place, proceed towards Cirencester. Turn left at the crossroads along Horcott Road. The White House is the last property on the right before you go up Horcott Hill, on the corner of Totterdown Lane.

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	