



## The Barn, Milton Place, Fairford, Gloucestershire, GL7 4HR

Asking Price £525,000

- A tastefully presented and extended detached barn conversion
- Refitted kitchen/dining room and utility room
- Refitted bathroom
- Quiet cul de sac location
- Master bedroom with refitted en suite shower room
- Wild flower garden
- Sitting room with woodburner
- Two further bedrooms
- Driveway parking



# Milton Place, Fairford, Gloucestershire, GL7 4HR

A character three bedroom detached barn conversion quietly tucked away in a cul de sac location. Fitted kitchen/dining room, sitting room, master en suite, two further bedrooms and family bathroom. Outside are enclosed gardens and driveway parking.

 3  2  1  D

Council Tax Band: E



### ENTRANCE HALL

Entrance door with obscure glazed leaded lights panel. Staircase to first floor. Understairs cupboard. Radiator. Fitted coats cupboard.

### SITTING ROOM

17'0" x 14'2"

Double doors from the hallway. Patio doors to the front. Fireplace with woodburner. Television point. Exposed timbers. Radiator. Inset ceiling spotlights.

### KITCHEN/DINING ROOM

17'9" x 17'0"

Window to front. A refitted kitchen with windows to the front and an electronic skylight. Single drainer enamel sink unit with mixer tap inset into a wooden worksurface with cupboard below. Breakfast bar. Further good range of wall and base units. Radiator and ladder radiator. Five ring Stoves gas hob with extractor canopy above and a tiled splashback. Built in Stoves oven. Space for a dishwasher. Space for a large fridge freezer. Exposed timbers. Stone tiled floor.

### UTILITY/BOOT ROOM

Two velux windows to the rear. Worksurface with a cupboard and space and plumbing for a washing machine below. A storage cupboard houses a Glow Worm boiler for domestic hot water and central heating. There is an additional wall cupboard. Radiator. Stone tiled floor.

### LANDING

Return staircase from hallway. Velux window to rear. Roof access via a loft ladder. Insulated, boarded and with lighting. Built in linen cupboard.

### BEDROOM ONE

11'3" x 10'0"

Velux window to front. Fitted wardrobes. Doorway to en suite. Exposed timbers. Radiator.

### EN SUITE SHOWER ROOM

11'3" x 4'10"

Velux window to rear. Suite comprising of a walk in shower cubicle, vanity unit and low level WC. Radiator.

### BEDROOM TWO

11'2" x 9'4"

Velux window to front. Built in cupboard. Radiator. Exposed timbers.

### BEDROOM THREE

14'6" x 7'7"

Velux window to rear. Radiator. Exposed timbers.

### BATHROOM

Velux window to front. A refitted suite comprising of a panelled bath with shower above, low level WC and pedestal wash basin. Tiled surrounds. Exposed timbers.

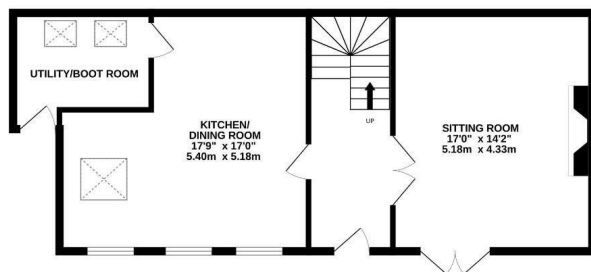
### OUTSIDE

The property is approached by a gravelled driveway that provides parking and turning for two or three cars. Enclosed by a conifer screen and timber fencing. A wild flower garden. Patio with pergola above. Timber shed.

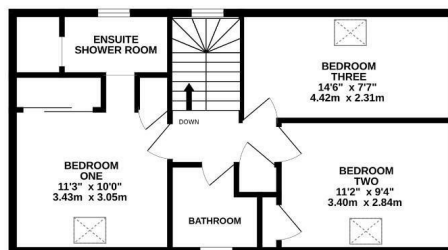
### FAIRFORD

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. Built in the early 1490s, the church is an example of late Perpendicular Gothic architecture that is characterised by slim stone window mullions and light but strong buttresses. Grade 1 listed by English Heritage, 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.

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



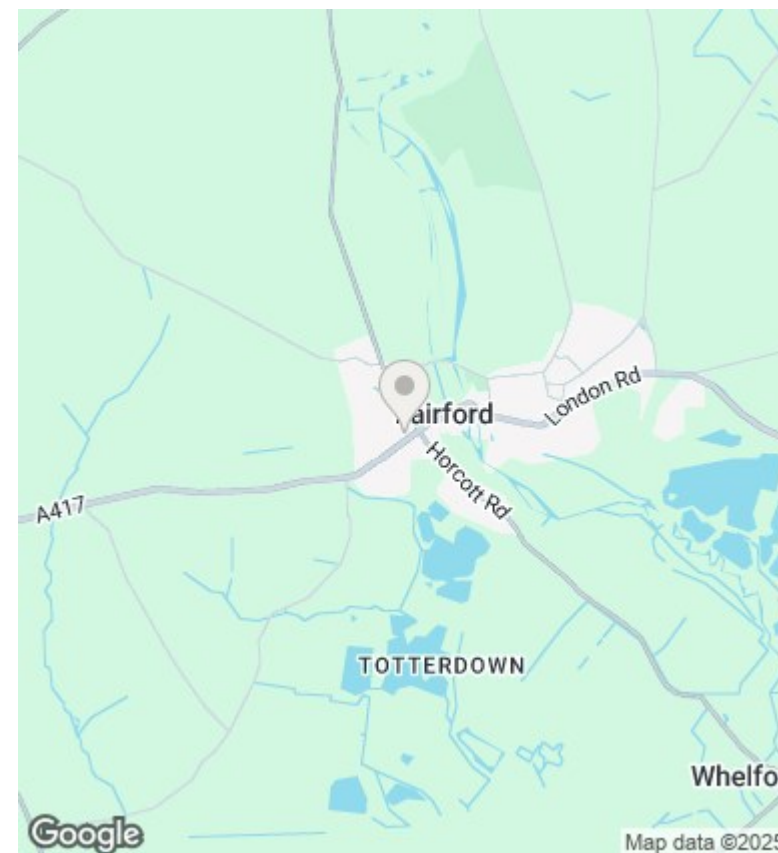
1ST FLOOR  
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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 right at the crossroads and Milton Place is first on  
the left. The Barn is in the right hand corner.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC