



## 22 Courtbrook, Fairford, Gloucestershire, GL7 4BE

Offers In Excess Of £750,000

- A rather special detached house
- Two first floor sitting rooms and a balcony
- Double garage and parking
- Large southerly gardens adjoining the river
- Dining/garden room
- Three bedrooms, master en suite
- Kitchen/breakfast room

# 22 Courtbrook, Fairford GL7 4BE

A rather special detached house with large southerly gardens running to the river. On the ground floor are two bedrooms, a shower room, kitchen/breakfast room, a dining/garden room and utility. On the first floor there are two sitting rooms that access to a balcony. The master bedroom has an en suite. Double garage and parking.

Available with no onward chain.

Please see the Agents' note section.



Council Tax Band: G



### **PILLARED ENTRANCE PORCH**

Outside security light. Entrance door with obscure glazed panels and sidescreen.

### **ENTRANCE HALL**

Tiled flooring. Radiator.

### **SHOWER ROOM**

8'5" x 6'2"

Obscure glazed window to rear. Fully tiled walls and flooring. Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Ladder radiator. Built in linen cupboard.

### **BEDROOM**

11'4" x 9'7"

Window to front. Radiator. Tiled flooring. Television point.

### **BEDROOM**

11'5" x 9'7"

Window to rear. Radiator. Tiled flooring. Television point.

### **KITCHEN/BREAKFAST ROOM**

22'8" x 10'6"

Windows to front and rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of fitted wall and base units. Tiled splashbacks and flooring. Four ring Neff hob with extractor above and built in Smeg oven below. Integrated Neff dishwasher. Two radiators. Staircase to first floor.

### **UTILITY ROOM**

14'9" x 8'5"

Half glazed door and window to rear. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of fitted units. Integrated fridge. Sensodry tumble dryer. Tiled splashbacks and flooring. Built in airing cupboard with boiler for domestic hot water and central heating.

### **DINING/GARDEN ROOM**

29'4" x 13'6"

Double and single doors to the garden. Tiled flooring with underfloor heating. Three radiators. Vaulted ceiling. Ceiling fanlight. Window to front. Television point.

### **FIRST FLOOR**

Staircase from breakfast room.

### **OPEN PLAN SITTING ROOM/STUDY**

22'8" x 16'8"

Window to front. Patio doors to balcony at the rear and giving superb views across the grounds towards the river. Electric blinds. Wood effect flooring. Radiator. Telephone point.

### **FORMAL SITTING ROOM**

22'8" x 14'9"

Patio doors to balcony at the rear and giving superb views across the grounds towards the river. Electric blinds. Wood effect flooring. Window to front. Television point. Woodburner.

### **BALCONY**

Accessed from both first floor sitting rooms. Spiral staircase to the garden.

### **MASTER BEDROOM**

22'8" x 9'7"

Windows to front and rear. Wall to wall range of fitted bedroom furniture. Wood effect flooring. Two radiators. Television point.

### **EN SUITE SHOWER ROOM**

10'5" x 6'2"

Obscure glazed window to front. Fully tiled walls and flooring. Suite comprising of a walk in shower cubicle, pedestal wash basin and low level WC. Loft access.

### **OUTSIDE**

To the front, a block paved driveway provides parking for three-four cars.

The rear garden is southerly facing, Laid extensively to lawn and runs down towards the river. Mature trees, shrubs and flower beds. Large patio and decking. Outside tap. Pedestrian access to both sides one of which hosts two bin sheds. Gates to the river walk. Two greenhouses. Summerhouse with power and lighting. Aluminium framed gazebo above the decking. Timber shed with power and lighting. Two wood stores. Compost area. Security lighting. Privately owned solar panels.

#### **DOUBLE GARAGE**

15'9" x 14'3"

Powered up and over door. Personal door to the utility room.

#### **AGENTS' NOTE**

We have agreed a marketing strategy with our client and set the headline price as offers in excess of £750,000. We have committed to actively marketing the property until 21st May 2023 although our client reserves the right to accept a proposed offer beforehand.

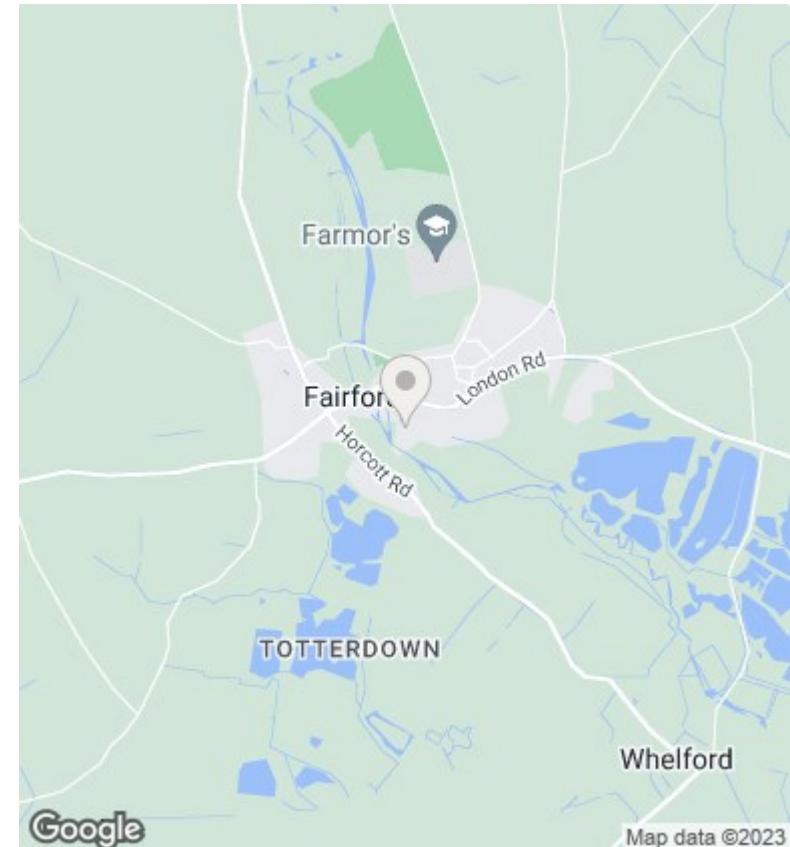
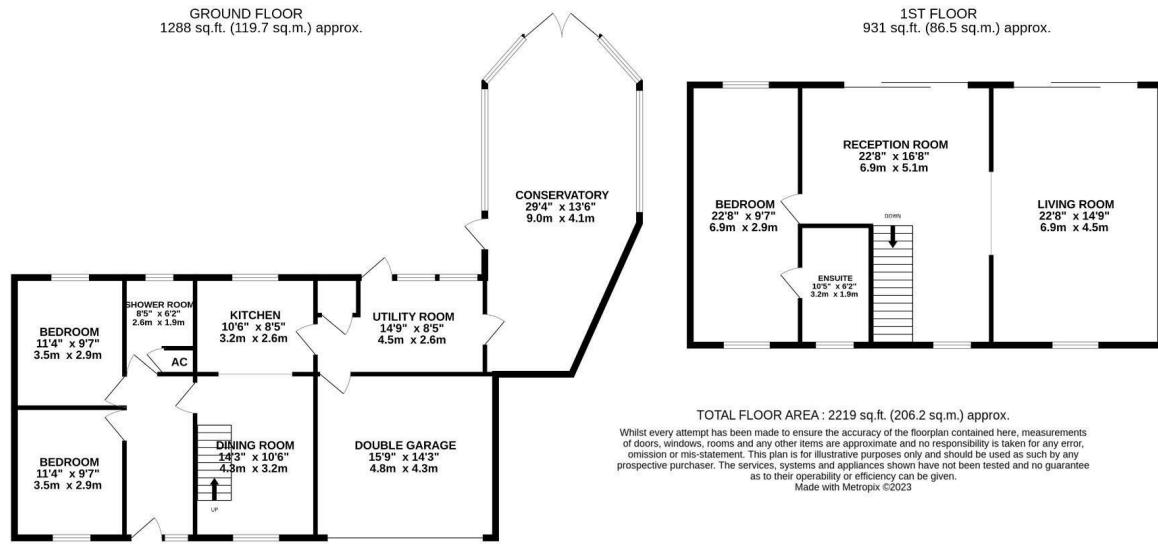
Please note that we have been advised that the ride on tractor and some items of furniture can be made available by separate negotiation.

#### **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, cottage hospital and a weekly market.







## Directions

From the Market Place turn left onto London Street. Take the first turning right then bear right into Courtbrook. Take the second loop and the property is then the last on the left.

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		60
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC