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# 18 Lygon Court, Fairford, Gloucestershire, GL7 4LX

## Asking Price £315,000

- Two bedroom cottage
- Sitting room
- Southerly garden
- No onward chain
- Available exclusively to those aged 55 and over
- Dining room
- Communal grounds
- Two shower rooms
- Conservatory
- Garage

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# 18 Lygon Court, Fairford, Gloucestershire, GL7 4LX

A two bedroom cottage enjoying rural views to the rear and with the added benefit of a garage in the popular Cotswold market town of Fairford. Available to those aged 55 years and above, the main accommodation offers an entrance hall, shower room, sitting room, dining room, conservatory, kitchen, two bedrooms and a first floor shower room. Outside are southerly gardens, a garage and the communal grounds. No onward chain.

Additional Information:
Council Tax Band- F
EPC Rating- D
Freehold

2 2 2 D

Council Tax Band: F





## CANOPIED ENTRANCE
Entrance door with obscure glazed panel.

## ENTRANCE HALL
Staircase to first floor. Understairs cupboard. Telephone point.

## SHOWER ROOM
6'10" x 6'2"
Suite comprising of a tiled cubicle with Mira shower unit, vanity unit and low level WC. Tiled splashbacks. Dimplex heater. Extractor fan.

## SITTING ROOM
15'11" x 10'11"
Window to front overlooking the gardens. Minster stone feature fireplace. Dimplex heater. Television point. Archway to dining room.

## DINING ROOM
11'2" x 10'1"
Patio doors to the conservatory/sun lounge. Dimplex heater.

## CONSERVATORY/SUN LOUNGE
9'4" x 8'3"
Windows to side and rear. Door to garden. Dimplex heater. Tiled flooring.

## KITCHEN
11'4" x 7'8"
Window to rear. One and a half bowl single drainer stainless steel sink unit with cupboards below. Further range of fitted wall and base units. Built in Zanussi oven. Built in Stoves four ring electric hob with extractor above. Integrated Zanussi fridge freezer. Slimline Indesit dishwasher. Beko washing machine. Tiled splashbacks.

## LANDING
Roof access. Built in airing cupboard. Built in cupboard. Dimplex heater.

## BEDROOM ONE
14'2" x 9'5"
Window to rear with views across the open fields. Walk in wardrobe. Dimplex heater. Television point. Telephone point.

## BEDROOM TWO
14'2" x 9'5"
Window to front overlooking the communal gardens. Walk in wardrobe. Dimplex heater.

## SHOWER ROOM
7'10" x 7'7"
Skylight window. Suite comprising of a walk in shower, low level WC and pedestal wash basin. Recess shelving. Tiled surrounds. Dimplex heater. Shaving light and point.

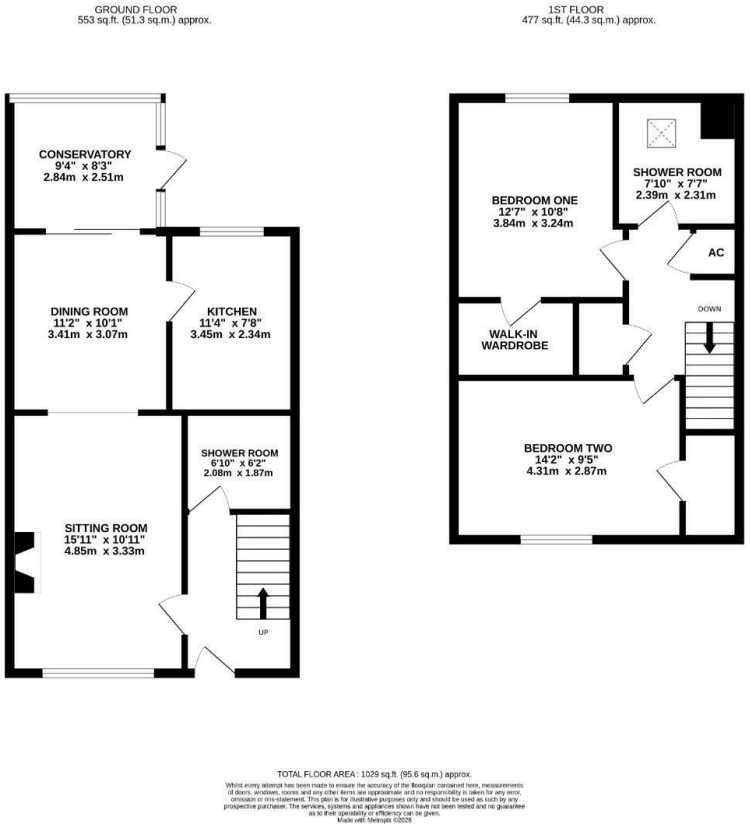
## OUTSIDE
The property is approached through the centrepiece landscaped communal gardens. A paved pathway continues to the entrance. Flower and shrub bed.

The rear garden is enclosed and southerly facing. Patio. Outside tap. Laid to lawn. Sun blind. Timber tool shed. A gate and pathway give access to the fields behind.

## GARAGE
On arrival at Lygon Court, proceed beneath the vehicular archway. The garage for number 18 is second from the left in the facing row.

## AGENTS' NOTE
Lygon Court is a prestigious development for those aged 55 years and over. Whilst the properties are freehold, the garages are leasehold. There is a management or service charge of £3,582.03 pa (2026-2027) and this covers the communal facilities such as the gardens, lighting of common areas, buildings insurance, external maintenance and the visiting site manager. There is a peppercorn rent charged for the garage and this is also included in the monthly charge.

## 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.





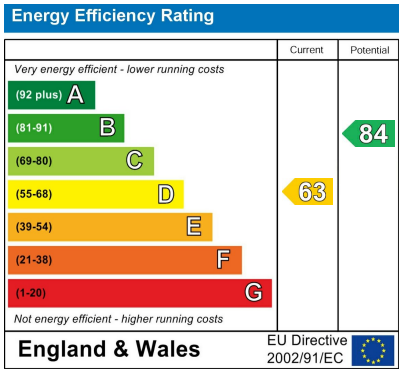


## Directions

From the Market Place turn left onto London Street. Turn right onto East End and over the traffic calmer. Turn right just before the Bowls Club and Lygon Court is on the right.

## Viewings

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




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