



A SYMPATHETICALLY UPDATED DETACHED HOUSE LOCATED IN FAIRFORD

RETORT HOUSE, GAS LANE,
FAIRFORD, GLOUCESTERSHIRE, GL7 4GF

**Ridgeway**

The house has been sympathetically updated in recent years and, whilst with many modern features, it has both retained and opened up some hidden character.

Tucked away yet a short walk to both countryside walks and to the centre of the desirable Cotswold market town of Fairford, Retort House offers further opportunities for the next owners.

PORCH

Half glazed panelled entrance door. Windows to front and side. Quarry tiled floor.

UTILITY ROOM

14' 3" x 11' 3" (4.35m x 3.42m) Window to front. Belfast sink with worksurfaces to sides. Plumbing for automatic washing machine. Further utility space.

CLOAKROOM

Obscure glazed windows to side. Low level WC. Tiled flooring.

SITTING ROOM

25' 0" x 11' 5" (7.61m x 3.48m) Windows to front and rear. Stone built fireplace. Exposed stone wall. Heta logburner. Wooden flooring. Radiator. Television and telephone points.

KITCHEN/DINING ROOM

23' 5" x 17' 11" (7.14m x 5.46m) Bay window to side. Windows to front and rear. Glazed door to garden. Five ring gas hob with extractor unit above and two built in ovens below. Range of refitted wall and base units. Wooden flooring. 12' granite island. Exposed stone wall. Two radiators. Staircase to first floor.

LANDING

Built in airing cupboard housing an Ideal boiler for domestic hot water and central heating. There is a second walk in cupboard for storage alongside.

BEDROOM ONE

14' 7" x 14' 5" (4.45m x 4.39m) Window to rear. Radiator. Recess suitable for a wardrobe.

BEDROOM TWO

12' 9" x 11' 5" (3.89m x 3.48m) Window to rear. Exposed stone wall. Radiator. Open recess suitable for a wardrobe. Roof access.

BEDROOM THREE

11' 5" x 10' 4" (3.48m x 3.16m) Window to front. Exposed stone wall. Stone fireplace. Radiator. Built in wardrobe.

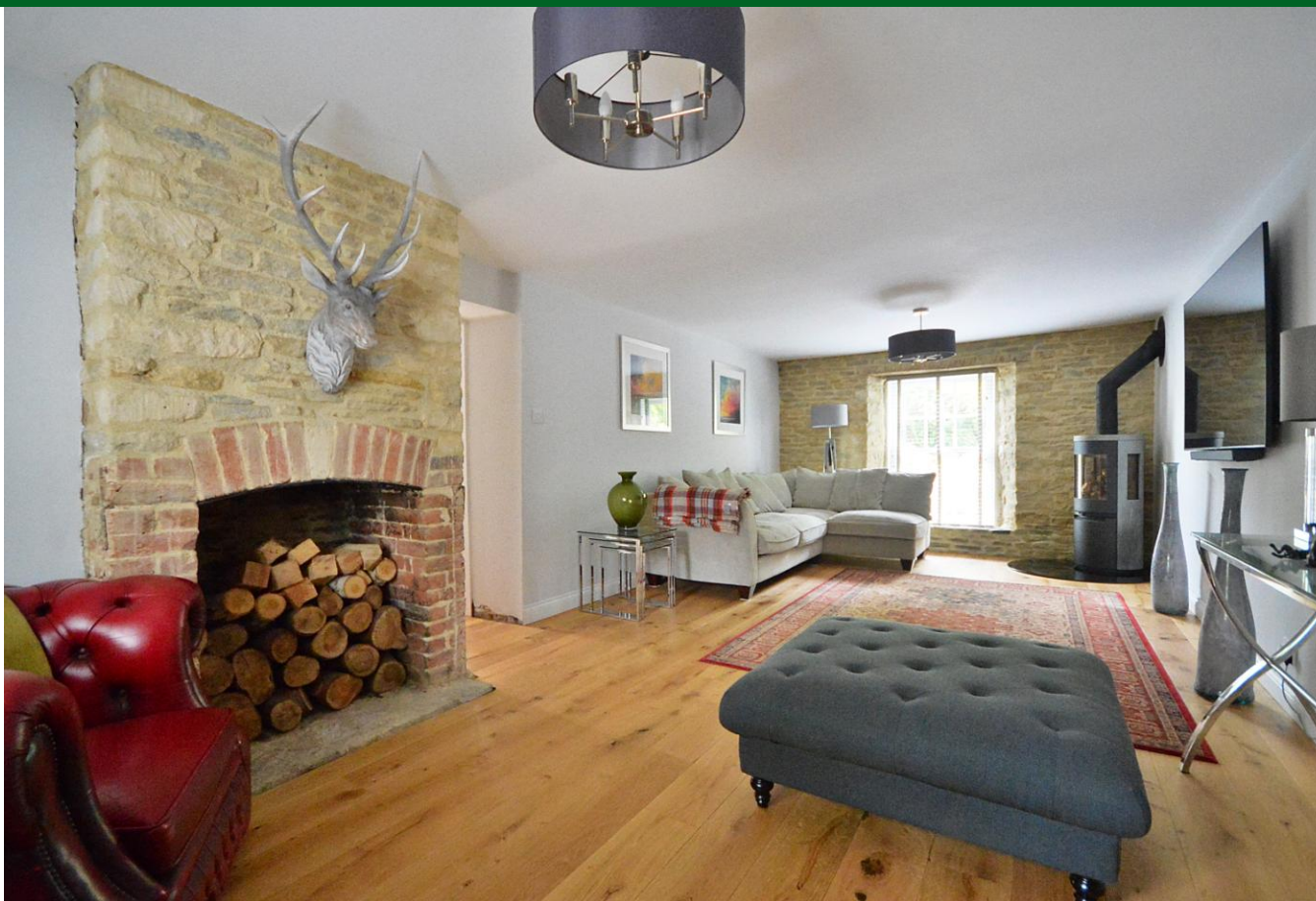
DRESSING ROOM

16' 8" x 11' 3" (5.08m x 3.42m) Windows to front and side. Two radiators. Wooden floorboards.

AGENT'S NOTE It had been a consideration to convert the dressing room into two en suites with access from bedroom two and a new access coming from bedroom three.

BATHROOM

10' 4" x 8' 3" (3.16m x 2.52m) Window to side. Fully tiled. New suite comprising of a freestanding bath tub with mixer tap above, shower cubicle, bidet, low level WC and vanity unit. Ladder radiator.



OUTSIDEThe property is approached from Gas Lane via a wooden five bar gate. The driveway provides comfortable off road parking for several vehicles. Rockery garden. Feature hand pump. Timber shed. Outside tap. A feature stone archway leads to the side and rear gardens. Southerly aspect with patio, lawn and cultivated beds and borders. Cotswold stone walling. Original street lamp.

GARAGE

29' 0" x 16' 5" (8.84m x 5m)

SUMMERHOUSE OFFICE

9' 11" x 8' 7" (3.02m x 2.62m)

AGENT'S NOTE

It had been a consideration of the current owners to get planning permission for a double/triple garage at the end of the driveway with possibly secondary accommodation above. The existing garage and summerhouse could be used as offices or a workshop.

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.

Additional Information

Tenure: Freehold

Services: All mains services

Local Authority: Cotswold District Council

Council Tax Band:: E

EPC rating: E

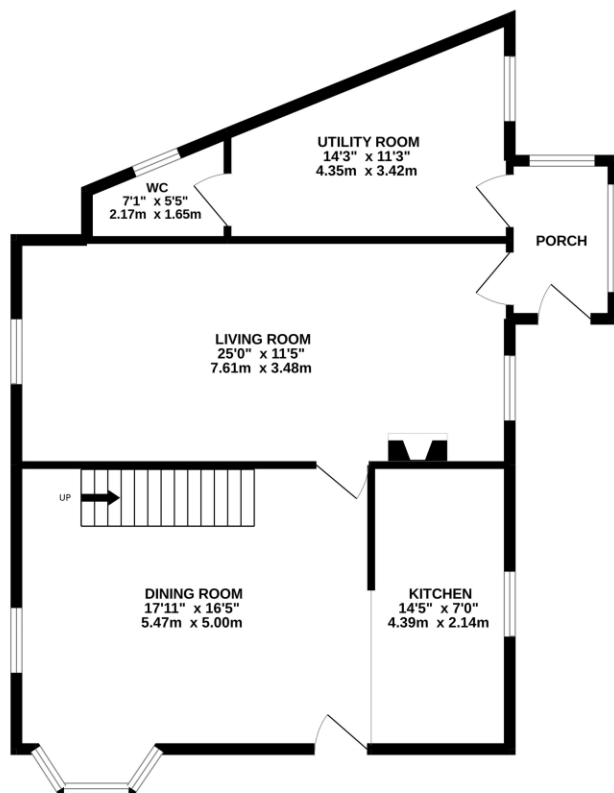
Directions: From the Market Place proceed straight across to Back Lane then right onto Gas Lane. The property is a short distance on the left.

Viewing: Strictly by appointment with Ridgeway Estate Agents.

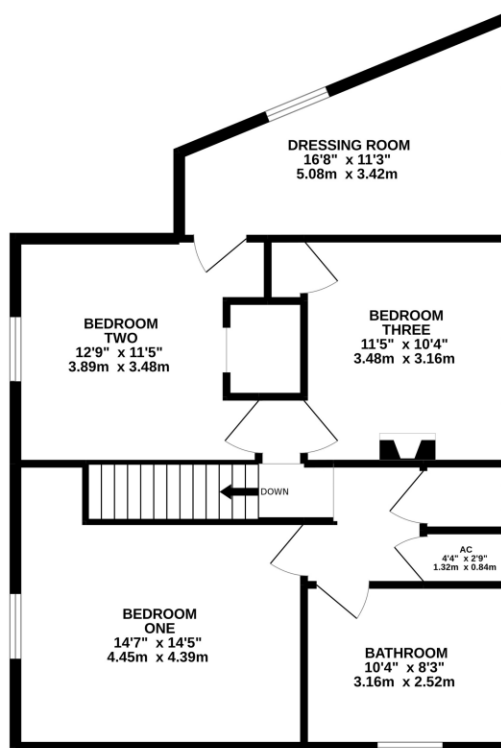


FLOORPLANS

GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 1609 sq.ft. (149.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.