Ridgeway

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19 Lygon Court, Fairford, Gloucestershire, GL7 4LX

Asking Price £330,000

- A two bedroom cottage with open views to the rear
- Sitting room
- Southerly garden overlooking the adjoing countryside
- Available to those aged 55 years and above
- Dining room
- Communal grounds
- Shower/cloakroom
- Conservatory
- Allocated parking

3 Market Place, Fairford, Gloucestershire, GL7 4AB
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A two bedroom cottage situated around a quadrangle of communal gardens with open views to the rear 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 bathroom. Outside are southerly gardens, an allocated parking space and the communal grounds.

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

2 2 2

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CANOPIED ENTRANCE
Entrance door with obscure glazed panel. Outside light.

ENTRANCE HALL
Staircase to first floor. Understairs cupboard. Dimplex heater. Telephone point. Obscure glazed double doors to the sitting room.

SHOWER ROOM
6'10" x 6'2"
Suite comprising of a tiled cubicle with Mira shower, vanity unit and low level WC. Tiled surrounds. Ladder radiator. Shaving light and point.

SITTING ROOM
16'0" x 10'10"
Window to front overlooking the communal gardens. Minster stone feature fireplace. Dimplex heater. Television point. Archway to dining room.

DINING ROOM
11'2" x 9'11"
Sliding doors to conservatory. Dimplex heater.

CONSERVATORY
9'5" x 8'6"
Recently replaced uPVC windows. Door to garden.

KITCHEN
11'2" x 7'8"
Window to rear. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Four ring Beko electric hob with extractor above. Built in Bosch oven. Space and plumbing for both a dishwasher and washing machine. Space for a fridge freezer.

LANDING
Access to boarded loft space via ladder. Built in airing cupboard. Dimplex heater.

BEDROOM ONE
15'2" x 10'7"
Window to rear with views over the adjoining countryside. Dimplex heater. Two built in double wardrobes.

BEDROOM TWO
14'2" x 9'11"
Window to front overlooking the communal grounds. Walk in wardrobe. Dimplex heater.

BATHROOM
7'11" x 7'7"
Skylight window to rear. Suite comprising of a panelled bath with mixer tap shower and cradle, low level WC and a pedestal wash basin. Tiled surrounds. Dimplex heater and a heated twoel rail. Recess shelving.

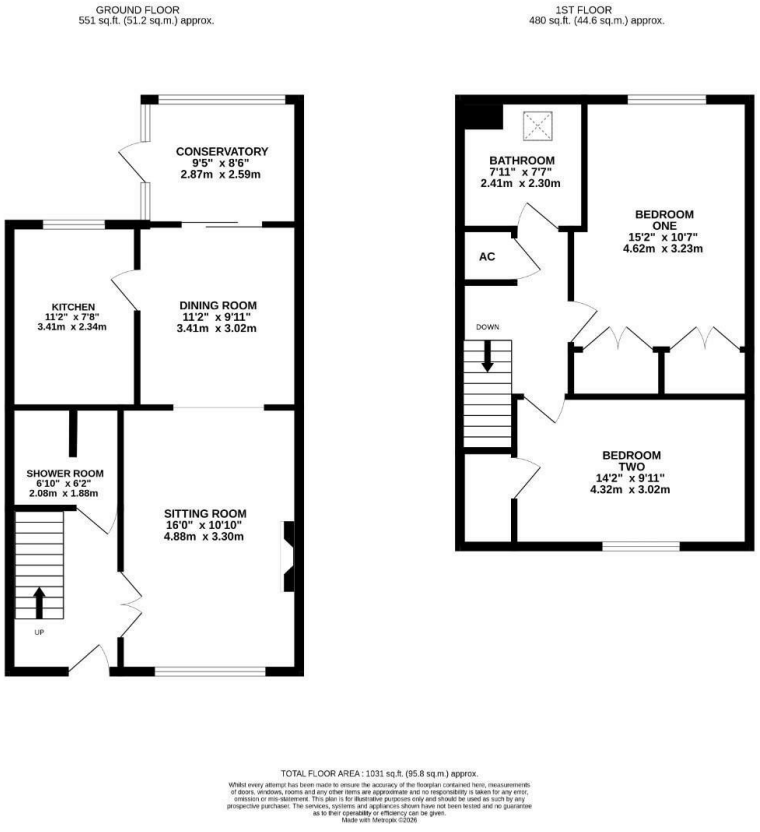
OUTSIDE
The property is approached through the centrepiece landscaped communal gardens. A paved pathway continues to the entrance. Flower and shrub beds.

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

PARKING
There is an allocated numbered parking space.

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

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.

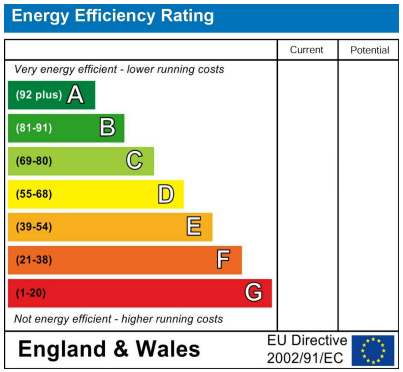


Directions

From the Market Place, turn left along London Street. Take the second right towards East End, past The Eight Bells then right just before the bowls club. Lygon Court is on the right.

Viewings

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



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