Ridgeway

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10 Jacobs Piece, Fairford, Gloucestershire, GL7 4FJ

Asking Price £480,000

- An impressively extended four bedroom town house
- Dining/family room
- Three further bedrooms
- Enclosed gardens
- Sitting room
- Utility and cloakroom
- Refitted shower room
- Kitchen/breakfast room
- Master bedroom with refitted en suite shower room
- Garage, car port and further driveway parking

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10 Jacobs Piece, Fairford, Gloucestershire, GL7 4FJ

A well presented and impressively extended four bedroom town house situated on this popular development to the western outskirts of the Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, kitchen/breakfast room, dining/family room, utility and a cloakroom to the ground floor. Upstairs, the master bedroom has a refitted en suite shower room. There are two further doubles and one single bedroom as well as a refitted shower room. Outside are attractive gardens, a garage, car port and additional driveway parking.

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

4 2 2 C

Council Tax Band: D





ENTRANCE HALL
Entrance door with obscure glazed panel. Wooden flooring. Radiator. Staircase to first floor.

SITTING ROOM
14'8" x 11'10"
Window to front. Wooden flooring. Radiator. Understairs cupboard. Television and telephone points.

KITCHEN/BREAKFAST ROOM
11'10" x 11'5"
One and a half bowl sink unit with mixer tap above set into a granite worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks and flooring. Four ring Hotpoint electric hob with extractor fan above. Built in Hotpoint oven. Integrated fridge freezer. Integrated Hotpoint dishwasher. Radiator. Inset ceiling spotlights. Breakfast bar.

DINING/FAMILY ROOM
15'7" x 10'8"
Bi fold doors to the garden. Two skylight windows. Tiled flooring. Radiator. Inset ceiling spotlights.

UTILITY
5'8" x 3'1"
Granite worksurface with cupboard below. Integrated washing machine. Wall mounted cupboard housing ann Alpha boiler for domestic hot water and central heating.

CLOAKROOM
5'9" x 3'1"
Suite comprising of a low level WC and vanity unit. Tiled flooring and half tiled walls. Ladder radiator.

LANDING
Doors to rooms. Built in cupboard with a hanging rail. Built in airing cupboard. Roof access.

MASTER BEDROOM
12'4" x 8'11"
Window to front. Radiator. Fitted double wardrobe with mirrored sliding doors. Roof access.

EN SUITE SHOWER ROOM
8'11" x 3'7"
Obscure glazed window to rear. A refitted suite comprising of a tiled shower cubicle, vanity unit and low level WC. Tiled flooring and half tiled walls. Ladder radiator. Shaving point. Inset ceiling spotlights.

BEDROOM TWO
Window to front. Wardrobe recess. Radiator.

BEDROOM THREE
10'8" x 8'8"
Window to rear. Radiator.

BEDROOM FOUR
10'8" x 6'3"
Window to rear. Radiator.

SHOWER ROOM
6'2" x 6'2"
Skylight window to front. A refitted suite comprising of a walk in shower, and an all in one unit with WC, a hand wash bowl and cupboard below. Ladder radiator. Sensor lighting.

OUTSIDE
To the front is a Cotswold stone wall. A paved pathway leads to the entrance. Shale forecourt.

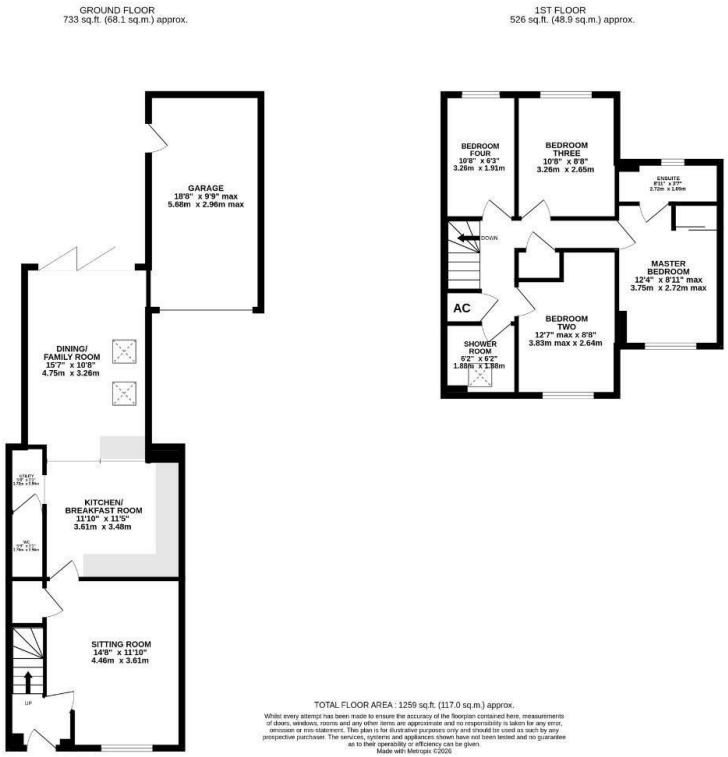
The rear garden is easterly facing and enclosed by timber fencing. Patio. Laid to lawn with flower and shrub beds and borders. Two external power points.

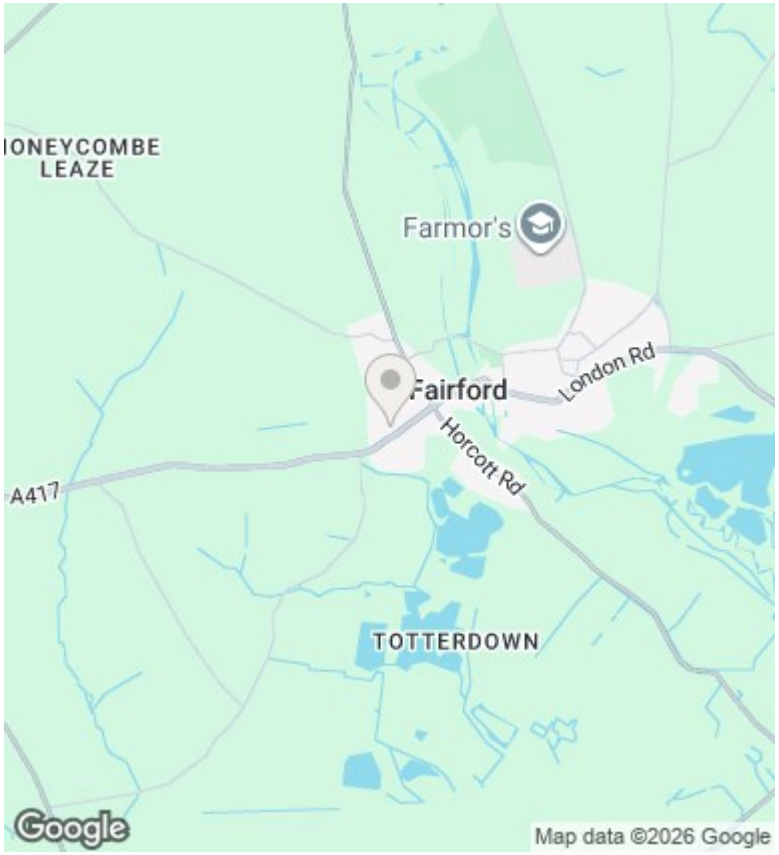
GARAGE
18'8" x 9'9"
With a powered roller door. Personal door to the garden. Power and lighting.

CAR PORT AND DRIVEWAY
There is a car port with further parking behind. Outside tap.

AGENTS' NOTE
There is a maintenance charge of £170.83 (2026).

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.



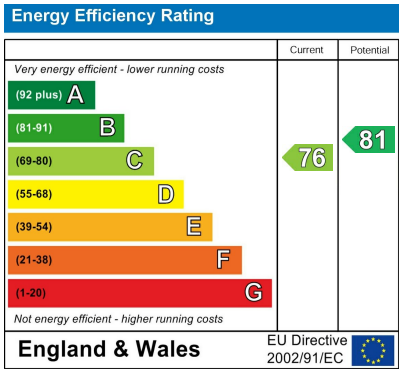


Directions

From the Market Place, proceed towards Cirencester. Jacobs Piece is the last main turning on the right as you leave town. The property is then a short distance on the right.

Viewings

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



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