



**27 EAST END**

FAIRFORD, GL7 4AP

**PENNY &  
SINCLAIR**



# 27 EAST END

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**Delightful, stone-built period cottage offering versatile four bedroom, two bathroom accommodation arranged over three floors.**

Entrance hall with study area • Sitting room with Victorian fireplace • Dining/Family room with wood burning stove • Re-fitted Kitchen with range cooker • Ground floor en-suite bedroom • Two first floor bedrooms • Bathroom • Second floor bedroom • Delightful fully enclosed garden • New traditional column radiators throughout

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Lechlade 4 miles / Cirencester 9 miles / Burford 11 miles / Swindon Station (London Paddington 60 mins) 14 miles / Cheltenham 24 miles (All distances are approximate)

Situated a short level walk from the town centre, this delightful stone-built period property has been tastefully modernised and now provides excellent four bedroom, two bathroom accommodation arranged over three floors. It comprises; entrance hall with original quarry tiled floor, study area, sitting room with Victorian style fireplace set on a slate hearth, stripped pine floorboards and picture rail. Dining/family room with stone fireplace and inset wood burning stove, double doors to rear garden and door to side, stripped pine floorboards. A door leads to the recently refitted kitchen with oak work surfaces and five burner range cooker. Ground floor bedroom with double doors opening to rear garden with en-suite wet room. To the side is a useful utility room which has plumbing facilities and supplies further storage.

On the first floor there are two further bedrooms and a refitted bathroom and on the second floor a further attic bedroom.

To the front of the property there is a dry stone wall with wrought iron gate and footpath leading to the front door, ample driveway parking for approximately five vehicles and a garage. A wooden gate provide access to the delightful, fully enclosed garden with mature shrubs and trees, three garden sheds, mature willow tree and a newly planted magnolia tree.





### **SITUATION**

East End is just on the edge of the attractive market town of Fairford situated on the outskirts of the Cotswolds in the beautiful Coln Valley. The thriving town benefits from a range of amenities including variety of cafes, pubs, retail, boutiques, dentist, hairdressers and much more including a regular market which is held every Wednesday, beautiful St. Mary's Church dating back to 1497 all complimented by an active local community. There is good state schooling available for children of all ages, from reception to completing A levels. There are also independent schools in surrounding areas. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre, a cottage hospital and many local clubs and organisations.

### **DIRECTIONS (GL7 4AP)**

From Burford, proceed South along the A361 towards Lechlade. When in Lechlade, follow the road through the town centre along the high street. At the roundabout take the first exit onto the A417. On approaching Fairford, pass the Railway Inn on your right hand side, where East End will be on your left shortly after. Turn left and immediately take the next left where the property will be there on your right hand side.

### **SERVICES**

Mains electricity, water and drainage. Gas fired central heating.

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession on completion.

### **LOCAL AUTHORITY**

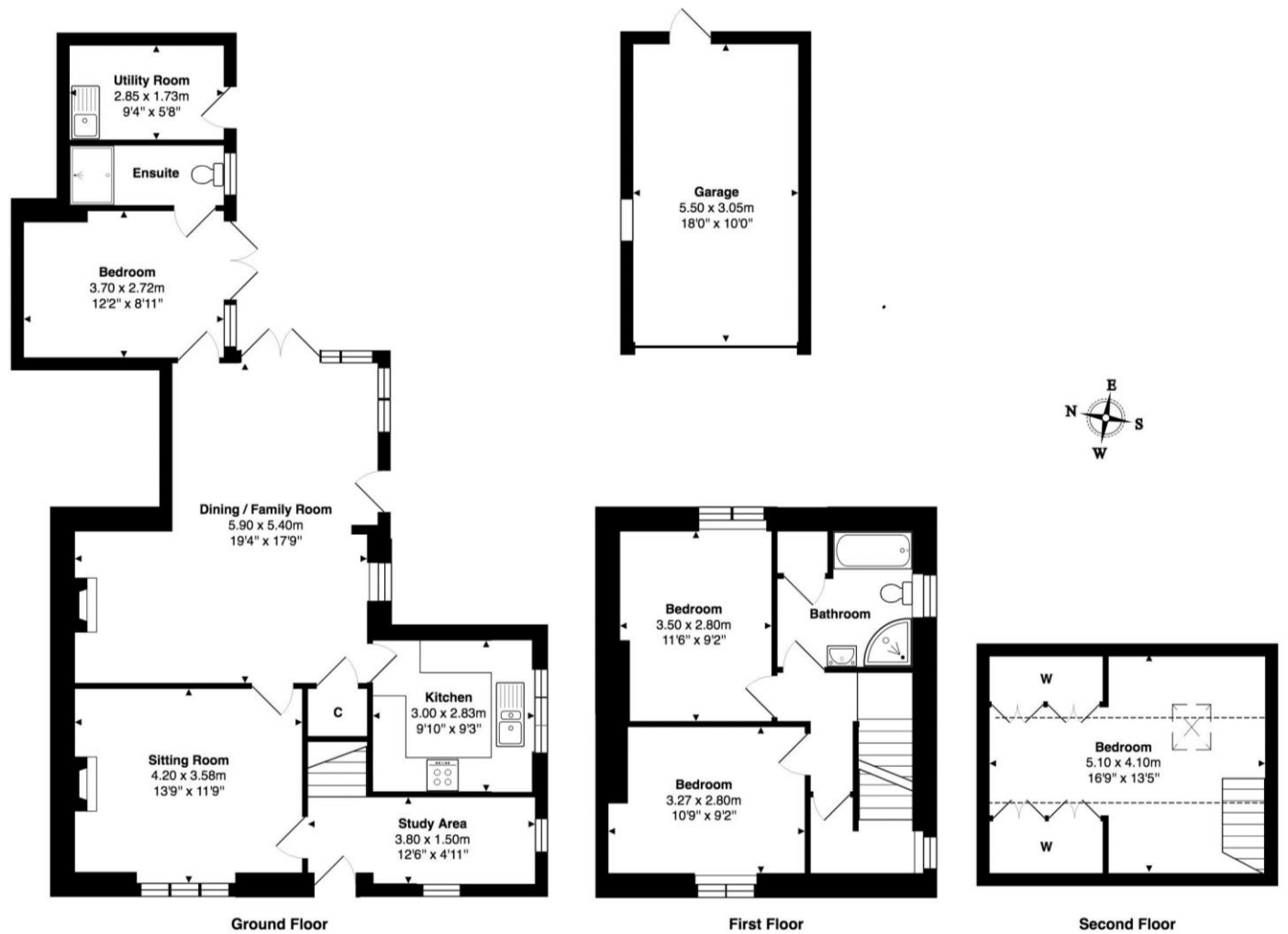
Cotswold District Council - Council Tax Band: D

### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair - 01993 220555.







**01993 220555**

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