



Deepwell, Fairford, Gloucestershire



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Deepwell Cottage is a delightful three bedroom detached stone cottage with parking for 3-4 cars and a spacious garage and within easy walking of Fairfords' amenities.

The ground floor is accessed through a generous hallway with a downstairs WC and is predominantly open plan with a feature fireplace and French doors opening on to the garden.

A new kitchen has been installed and includes an electric oven, gas hob, an integrated dishwasher and spaces for undercounter fridge and freezer. Off the kitchen is a utility room equipped with a washing machine. The house has been redecorated and re-carpeted. There are two large double bedrooms, the principal with an en suite bathroom, a further small double bedroom and a family bathroom.



**Guide price:** £525,000

**Tenure:** Freehold

**Local authority:** Cotswold District Council

**Council tax band:** E







## Outside

The garden is hassle-free and laid mainly with a patio. To the front of the house is a gravelled drive offering ample parking and access to the garage, to the side of which there is a lean-to used for garden storage.

## Location

Fairford is a popular, historic small Cotswold town, famed for its fine 15th Century church and offers a good range of local shops, post office, doctors and dentist surgeries, a sports centre and the Old Cottage Hospital where a variety of consultancy and treatment clinics are held. Education in the area is well catered for with Farmor's School, one of the top comprehensive schools in the country, as well as a high achieving primary school and pre-school, all within Fairford itself. The private sector is catered for by Hatherop Castle, St Hugh's in Faringdon, Rendcomb College, Beaudesert Park and the Oxford and Cheltenham schools and colleges. The region also provides an excellent range of leisure and sporting opportunities including a sports centre, tennis, bowls, football and cricket grounds in Fairford, golf courses at Cirencester, Highworth and Burford and an abundance of water sports at the nearby Cotswold Water Park.

## Services

All mains utilities are connected. Gas central heating. Gigaclear super fast internet is connected.

## Directions

Postcode: GL7 4DD

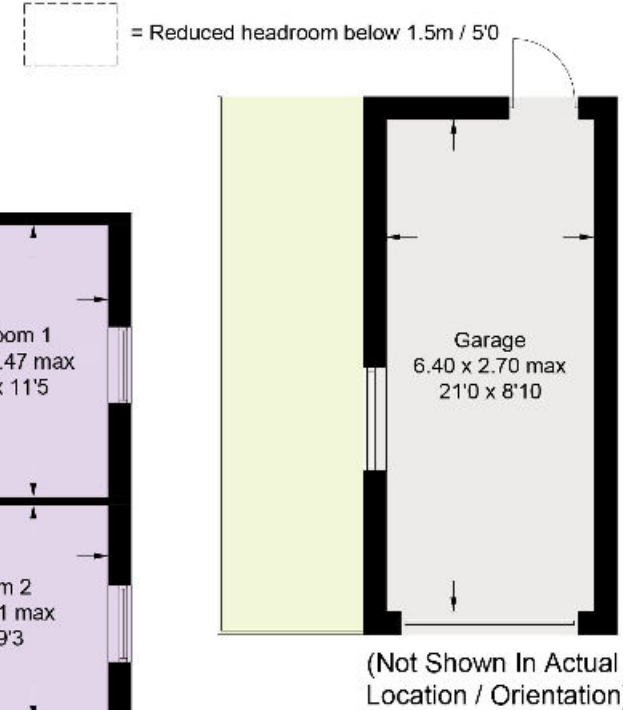
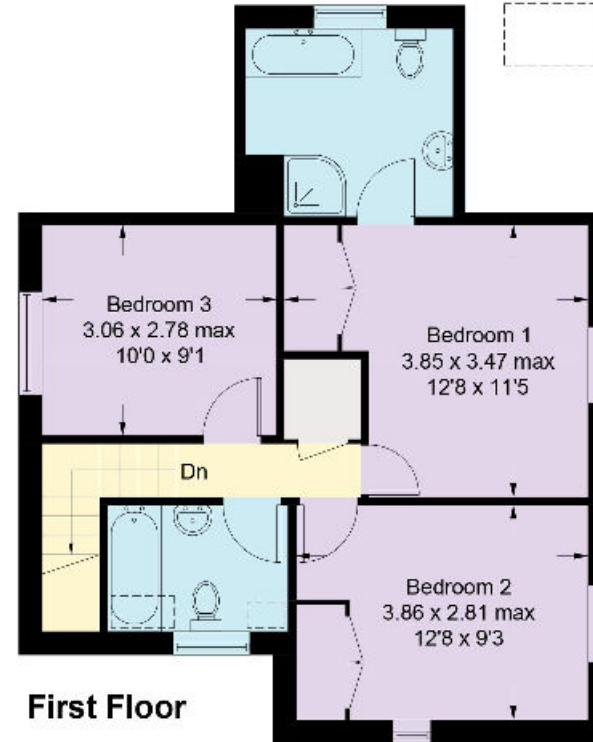
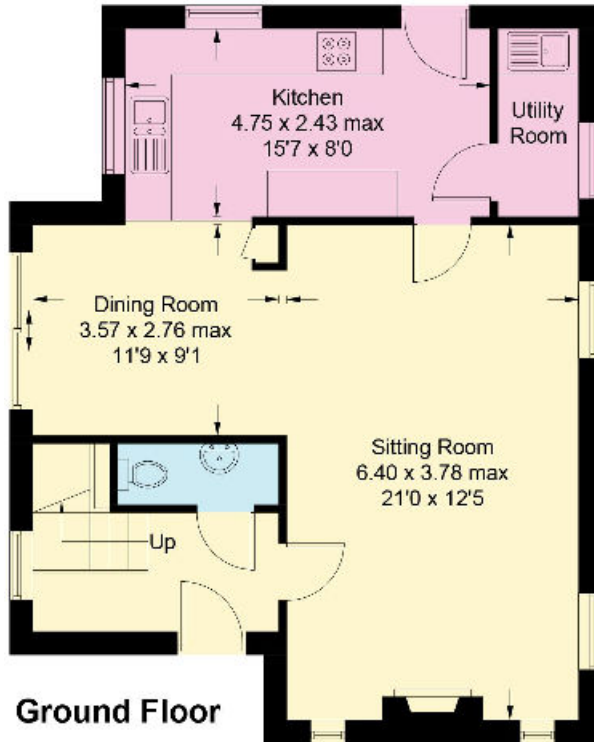
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# Deepwell

Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft  
 Garage = 17.4 sq m / 187 sq ft  
 Total = 123.9 sq m / 1333 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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