



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



HILARY COTTAGE

Fairford

Hilary Cottage, Fairford, GL7 4HT

Entrance hall • Kitchen/ Dining/ Family room • Study • Sitting room
Cloakroom • 4 Bedrooms • 2 Bathrooms • Enclosed landscaped garden
Terrace • Private driveway parking

A gorgeous Cotswold cottage in the heart of Fairford

Description

Hilary Cottage is a stunning Cotswold cottage with charm and character throughout. The current owners have renovated the cottage beautifully and have been mindful to create a home which flows superbly with open plan living spaces and cosy corners.

The kitchen/ dining/ family room is clearly the heart of the house and a great room in which to entertain family and friends. The kitchen with its large centre island is well equipped with plenty of work top and storage space and the electric aga adds extra warmth in the colder months. French doors lead to the terrace and garden and make the space ideal for indoor/outdoor living in the summer.

The study is superb for working from home and the sitting room is a great room to escape to with a good book in front of the wood burner.

Upstairs, the first floor comprises the principal bedroom with an en suite bathroom. There are three further bedrooms along the landing and a family bathroom. All the rooms

have been beautifully curated with plenty of natural light.

The enclosed garden is a true haven of peace and tranquillity in the heart of town. The garden is predominantly laid to lawn interspersed with colourful herbaceous borders. The terrace and decking area are perfect for al fresco dining and summer sundowners.

There is a workshop and a store to the side of the house which provide storage for garden tools and there is private parking and an EV charger on the gravel driveway.

Cirencester 9 miles
Burford 12 miles
Swindon 14.5 miles
(London Paddington 60 mins)
M4 (Junction 15) 18 miles
Cheltenham 26 miles

All distances and times are approximate





General Information

Tenure: Freehold.

Services: Mains water, drainage and electricity.
Mains gas central heating.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band F. EPC rating D.



Location

Hilary Cottage is located in the heart of beautiful Fairford, a popular and historic market town in the Cotswolds. This thriving community benefits from a wide range of facilities including a library, the Palmer Hall which hosts a variety of local events throughout the year, a beautiful medieval church, a range of shops including a post office, doctors, dentist and leisure centre, and a choice of good restaurants and gastro pubs. The town has a wonderful community spirit, evident from the wide range of clubs and societies on offer.

Known as the "Capital of the Cotswolds", nearby Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

The area offers a superb choice of schooling with an outstanding selection of state and grammar schools, as well as a wide range of

impressive private schools, such as Hatherop Castle, Beaudesert Park, Westonbirt, Powells, Cheltenham College, Pate's, St Hugh's, Malborough College, Pinewood and Fairford's own Farmor's School, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

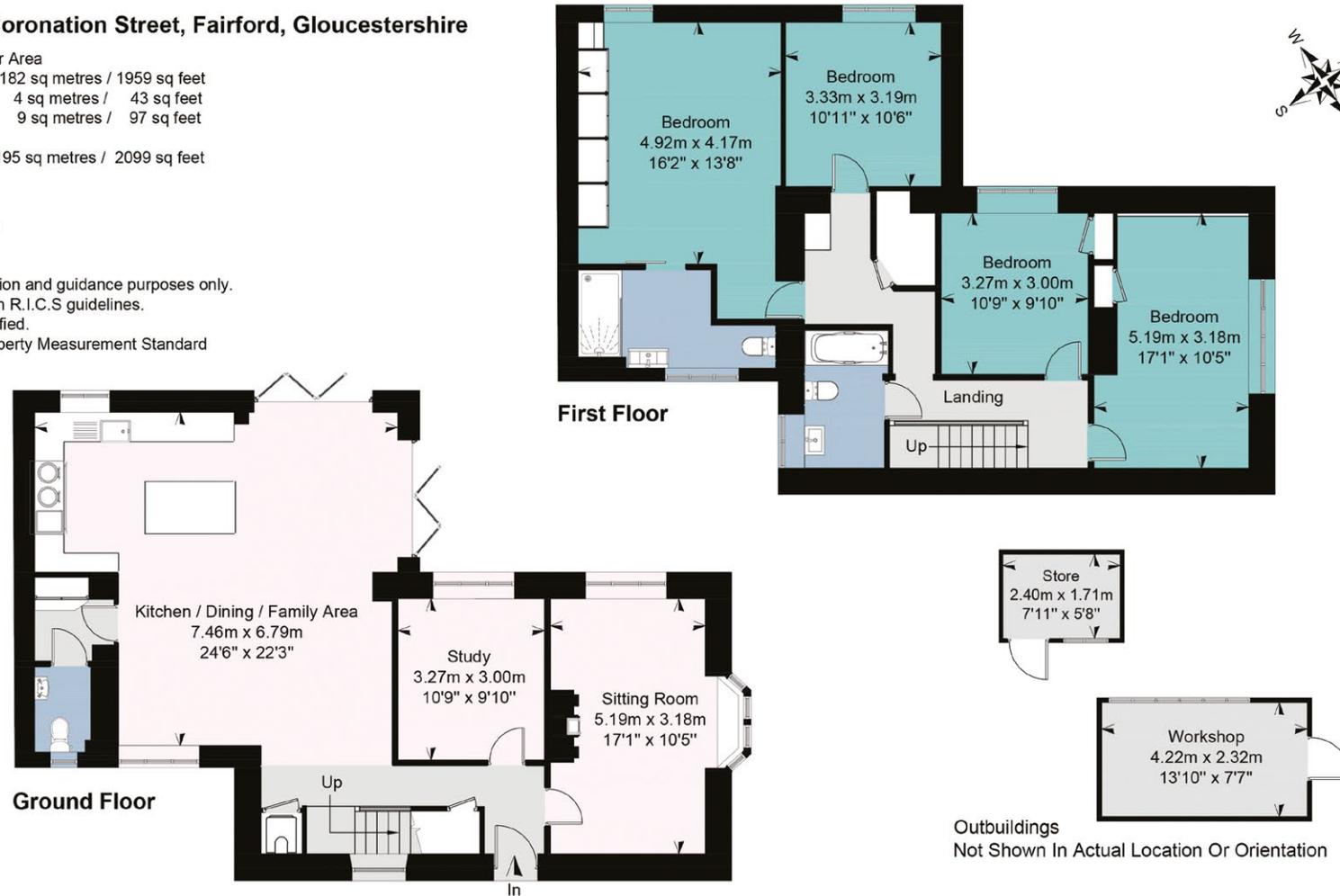
Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.



Hilary Cottage, Coronation Street, Fairford, Gloucestershire

Approximate IPMS2 Floor Area	
House	182 sq metres / 1959 sq feet
Store	4 sq metres / 43 sq feet
Workshop	9 sq metres / 97 sq feet
Total	195 sq metres / 2099 sq feet

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 07890 327 241
 Job No SP3735
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard



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