







A substantial 3 bedroom detached bungalow on a generous plot, detached double garage with a room over (ideal for further conversion), ample off-street parking and well manicured private and secure mainly lawn gardens. Situated at the end of a no through road close to the market town centre and amenities. (Internal photographs to be available soon).

20 Courtbrook represents a substantial and what has been historically always a very sought after property. The property is situated in the popular and most attractive Cotswold market town of Fairford. Courtbrook is accessed directly from London Street which is the principle road running through the centre of Fairford.

The house is located at the far end of Courtbrook which is a no through road and holds a private and quiet position adjacent to an area of woodland. There is parking to the front, side and rear of the property. Access into the house can either be through the front door or via a side door into the utility room. The front door leads immediately into the front hall and immediately to the left there is a good sized sitting room with a cut stone fire surround and gas coal effect fire, there are a set of double glazed doors leading from the sitting room into the conservatory. To the right of the front hall is a good sized kitchen/breakfast room with a good range of fitted kitchen units, including the Baumatic electric oven and ceramic hob with ample space for fridge freezer, dishwasher etc. There is also room for a good sized kitchen table and chairs. Through the kitchen there is a utility room which houses the boiler and also a strong room for valuables plus fitted units and space for a washing machine. There is a side door from the utility room leading out on to the side tarmac drive.

Immediately through the hall there is a study/dining room which has glazed double doors leading into the conservatory. The conservatory has fitted blinds to the side windows, doors and the entirety of the roof. There are double glazed doors opening out to the garden. The conservatory has heating, lighting and electricity.

To the right of the hall leads on to 2 double bedrooms with a family bathroom and beyond these is the master bedroom with an en-suite bathroom. The en-suite bathroom has a walk in bath and the bedroom has good sized fitted wardrobes.

Accessed to the right hand side of the house via a tarmac drive is



the detached double garage with an electric up and over door.

The upstairs room which has both conventional and Velux windows can be accessed both from the garage and also a separate external door from the rear garden. There is electricity and lighting to this room and it has previously been used as a study/playroom/store. However this could be suitable for further conversion if required (subject to any necessary consent).

Externally there is a gravel and tarmac area to the front of the house with tarmac areas and access to the side and rear. There is a gate at the rear of the house which leads into the secure garden which is bordered by principally close board timber fencing. The gardens have been regularly and well tended throughout the previous owners occupation. Importantly the garden benefits from a predominantly south westerly aspect which should maximize both daytime and evening sun.

The property will be available for viewing week beginning 23rd October 2017.

Fairford is an archetypal Cotswold town with a market place to the centre. It boasts five popular pubs, a hotel and a choice of cafes and restaurants. There is a number of convenience stores, pharmacy, doctors surgery, opticians, beauticians, bank, dentist and a number of local shops.

Fairford also benefits from being in close proximity to other market towns such as Lechlade being 5 miles away, Cirencester 10 miles away and Burford 11 miles away. This offers a larger range of alternative amenities and supermarkets. Swindon is only 17 miles away and can offer everything that one may need.

The property is for sale freehold with vacant possession and no onward chain.

All mains services are connected. Gas central heating, council tax band E.

#### DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or



otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

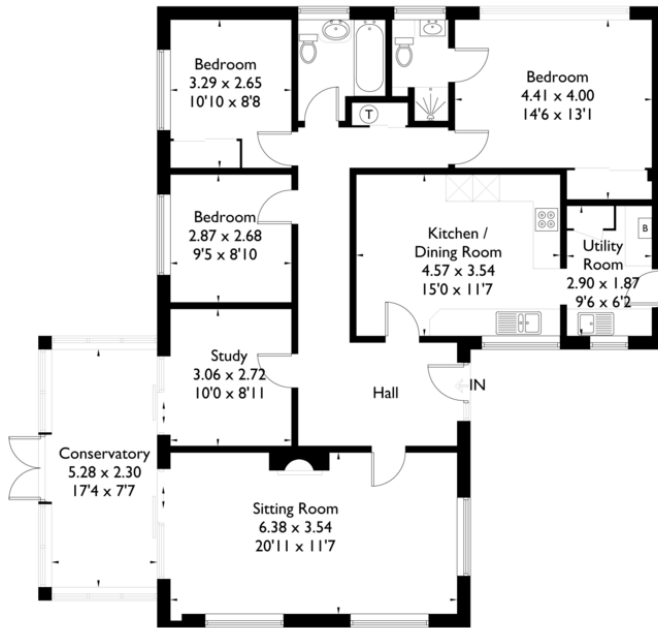
**Viewing strictly through sole agents Kidson-Trigg**

**01793 781937**

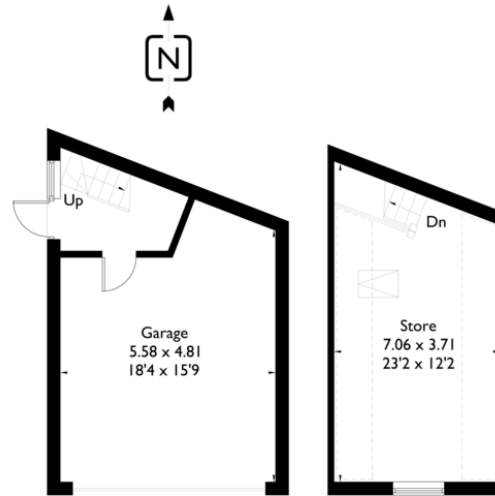


## 20 Courtbrook, Fairford, GL7 4BE

Approximate Gross Internal Area  
House = 130 sq m / 1399 sq ft  
Outbuilding = 55.2 sq m / 594 sq ft  
Total = 185.2 sq m / 1993 sq ft



Ground Floor



Outbuilding -  
Ground Floor

Outbuilding -  
First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 197142

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



- Substantial dwelling
- 3 bedrooms
- Generous plot
- Detached double garage
- Room above the garage, velux windows, heating and lighting
- Private and secure well managed mainly lawn gardens
- Conservatory
- Close to the market town centre and amenities
- Situated in the Cotswolds
- Off street parking