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Spring Cottage

Dunfield, Fairford, GL7 4HE

Guide Price £735,000



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A beautifully presented and substantially extended semi-detached period cottage with modern contemporary accommodation including 3 reception rooms and a light and spacious kitchen/family room, 4 bedrooms, 3 en-suite, ample parking and a large mature garden. No onward chain.

LOCATION

Spring Cottage is set in the hamlet of Dunfield, a small rural settlement close to the larger village of Kempsford. There are local facilities in the nearby towns of Lechlade, Fairford and Cricklade, while the larger commercial centres of Cirencester, Swindon and Cheltenham are all within easy travelling distance. Dunfield lies on the edge of the Cotswold Water Park, providing for a broad range of water based leisure pursuits, while the wider Cotswolds provide for excellent rural outdoor leisure pursuits. There is excellent local schooling in both the state and private sectors, with Kempsford Primary school and Farmors secondary school in Fairford. St Hughs, Hatherop Castle and Pinewood prep schools are within easy reach along with Cheltenham College, Dean Close, and Rendcomb College.

DESCRIPTION

Spring Cottage comprises a substantial and tastefully extended semi-detached cottage providing light and spacious accommodation arranged over two floors combining many period features with a modern contemporary edge. The heart of the house is a large vaulted kitchen / family room with a bespoke fitted kitchen, pantry and cloaks area off. There is also a good sized sitting room with wood burning stove, a large garden/second sitting room with bifold doors out to the patio and garden, a central dining hall, study, utility and cloakroom on the ground floor. On the first floor there is a master bedroom with en suite bathroom, a pair of guest bedrooms with en suite shower rooms, a further fourth bedroom and family bathroom/wet room. The cottage sits back from the quiet village lane, with ample parking to the front, while to the rear is a large mature garden, with beds, borders and productive vegetable garden.

Gabled Entrance Porch

With painted timber and glazed door to:

Entrance Lobby

With tiled floor and double glazed casements to side and front elevations and painted stable door to:

Reception Hall

With Oak style floor, two wall light points and wide double glazed casement to front elevation. A pair of fully glazed French doors lead to the:

Dining Room

With continuation of the Oak floor with fixed casement through to the kitchen, two wall light points and solid timber door through to the:

Sitting Room

With wide double glazed casement window to the front elevation, part exposed stone walls and a pair of brick fireplaces, one fitted with a wood burning stove, painted

timber ceiling and stairs rising to first floor. Interconnecting timber door and casement window to the kitchen/ breakfast room. Recessed ceiling spotlights.

From the dining room, glazed timber door leads to the:

Study/ Office

With limestone floor, double glazed casement window overlooking the front of the property. Recessed ceiling spotlights. Solid timber door to:

Cloakroom

With low-level WC with built-in cistern, wash hand basin with chrome mixer tap, opaque double glazed casement to front elevation, chrome heated towel rail and continuation of the limestone floor.

From the study, glazed timber door to the:

Utility Room

With continuation of the limestone floor, wide double glazed casement window overlooking the front of the property, double glazed and timber door to the side of the property. Timber worktop with tiled splash back and stainless steel sink with chrome mixer tap and space and plumbing for washing machine and drier. Below worksurface cupboard, wall mounted Worcester gas fired central heating boiler (LPG) and recessed ceiling spotlighting.

From the dining room, fully glazed timber door through to the:

Garden Room

With wide double glazed bi-folding doors with Oak floor and a lovely view out over the terrace and garden to the rear.

From the dining room, glazed timber door leads through to the:

Kitchen/ Family Room

Set to the rear of the house, being a vaulted room with rooflights over and wide bi-fold doors leading out to the garden and a further stable door leading to the extensive terrace to the side. Limestone floor and bespoke fitted kitchen comprising; timber worktop with matching upstand, a comprehensive range of below worksurface built-in cupboards and drawers with built-in dishwasher, space for American style fridge/freezer, Neff five ring induction hob, three quarter height units to one side with a pair of built-in oven/grills (one also with microwave function) with cupboards above and below, island unit with marbled top, an extensive range of built-in cupboards and breakfast bar, exposed timber purlin, interconnecting doors back to the sitting room and archway through to the:

Rear Lobby

With cloaks and hanging cupboard and archway through to:





Larder

This being a space for freezer and extensive built-in shelving. Continuation of the limestone floor throughout.

From the sitting room, stairs with hand rope rise to the:

First Floor Landing

With access to roof space and timber door through to:

Bedroom 1

With wide double glazed casement window to front elevation and recessed ceiling spotlighting and interconnecting timber door to:

En Suite Bathroom

With double ended bath with central chrome mixer tap, low-level WC with built-in cistern and ornate oval wash hand basin with chrome mixer tap set on a timber plinth with mirror fronted cupboards over, chrome heated towel rail, built-in cupboard, recessed ceiling spotlighting and double glazed casement windows to rear elevation.

From the landing, timber door to:

Bedroom 2

With wide double glazed casement window overlooking the rear garden. Separate door to:

Family Bathroom/ Wetroom

With corner bath with chrome mixer tap and handset shower attachment (Jacuzzi type), separate walk-in shower with folding glazed doors and chrome fittings, oval wash hand basin with chrome pillar mixer tap, tiled walls, tiled floor and wide double glazed casement window overlooking the front of the property, low-level WC with built-in cistern, recessed ceiling spotlighting and chrome heated towel rail.

From the landing, door to:

Guest Bedroom 3

With wide double glazed casement window overlooking the rear garden, polished timber style floor, recessed ceiling spotlighting, archway through to dressing area with space for wardrobes and interconnecting timber door to:

En Suite Shower Room

With corner shower with chrome fittings and curved glazed doors, low-level WC with built-in cistern and wash hand basin with chrome mixer tap and mirror fronted cabinet over, fully tiled walls and double glazed casement window to rear elevation.

From the landing, timber door to:

Guest Suite 4

With wide double glazed casement window to front elevation, recessed ceiling spotlighting and archway leading through to dressing area with hanging rail and shelving and separate timber door to:

En Suite Shower Room

With stripped tiled timber style floor, corner shower cubicle with curved glazed doors and chrome fittings, low-level WC with built-in cistern, part tiled walls, wash hand basin with chrome mixer tap and built-in cupboards below, backlit mirrored cabinet over, chrome heated towel rail and double glazed casement window to the front elevation.

OUTSIDE

Spring Cottage is approached from the Dunfield Lane via a gravelled driveway with parking to the front of the property with pedestrian gate to the side and a curved stone paved path with lawn and herbaceous borders to one side and in turn leading to the front door. The pathway continues to the

side and rear of the house with an extensive paved terrace immediately to the rear with the remainder of the garden laid mainly to lawn and interspersed with herbaceous shrubs and borders and a variety of mature shrubs and plants.

SERVICES

Mains Electricity, Water and Drainage are connected. LPG-fired central heating.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

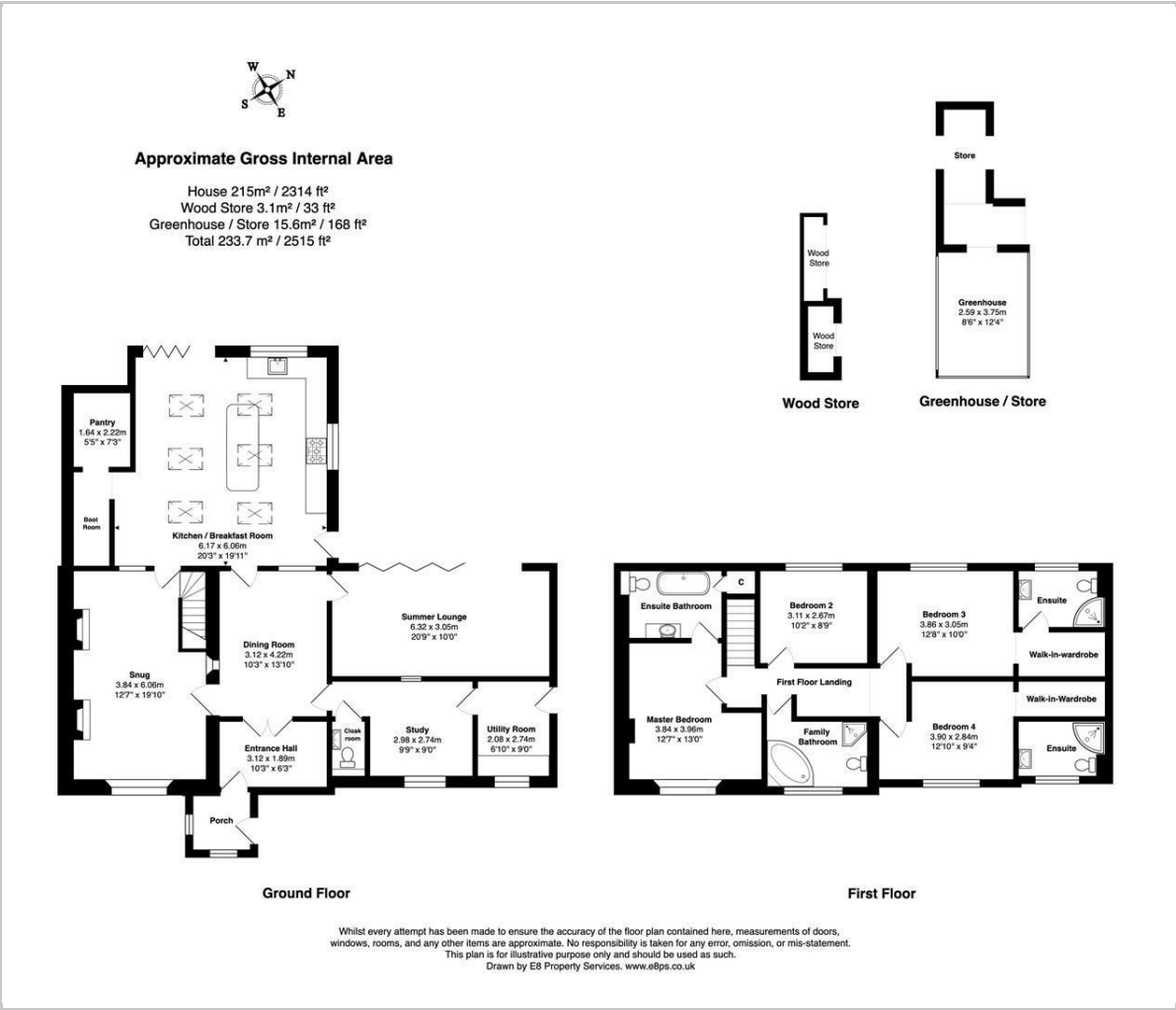
Council Tax band D. Rate Payable for 2023/ 2024: £2,076.19

DIRECTIONS

From Lechlade take the A361 towards Fairford, passing the Lakes by Yoo and Bowmoor sailing club and at the garage take the left hand turn signposted to Kempsford and Whelford. Pass through Whelford and the RAF Fairford runway and upon entering Kempsford turn right at the T junction. Proceed out of the village, passing the first turning signposted Dunfield and then take the second turning right towards Dunfield. Proceed in to the hamlet and Spring Cottage will be found shortly on the left hand side.



Floor Plan



Area Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

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