

19 FAIRFORD ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL52 5FN



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Constructed approximately seven years ago by highly respected national house builder Charles Church Homes, this lovely family home has been owned from new and forms part of the popular Eden Villas development. The property offers spacious living accommodation including three reception rooms and four bedrooms along with low maintenance gardens, garaging and parking.

- Modern contemporary home with an EPC rating of B and accommodation approaching 1450 sq ft
- Reception hall with a cloakroom fitted with modern white sanitary ware
- Lovely square fitted kitchen/breakfast room with a generous amount of fitted storage and double doors to the garden
- 21' Sitting room again with doors to the garden and a separate cosy home office/snug or family room
- Four generous double bedrooms with views from the front and rear and two bath/shower rooms including the principal bedroom suite
- Manageable tiered landscaped gardens at the front and rear, single garage and off road parking for two vehicles

Standing in a peaceful location close to open countryside on both Cleeve and Ham Hills with outstanding views of the former at the front and the Malvern Hills at the rear, this lovely family home offers generous family friendly living accommodation with the benefit of a landscaped garden with a play area and a large decked area to take in the views. The property is offered in very good condition and comprises of a modern fitted kitchen, large enough to dine in, separate sitting room and family room, four bedrooms with views from the front and rear, two bathrooms including the principal bedroom suite, a single garage and off road parking for two vehicles.





SITUATION

The property stands in a peaceful location overlooking an ornamental green within walking distance of beautiful open countryside on Cleeve Hill, Harp Hill and the small residential enclave of Ham. For day to day shopping there is a Sainsbury's supermarket close by whilst Cheltenham town centre is just over 2 miles away providing a greater selection. There are two excellent primary schools nearby, Holy Apostles Primary School on Battledown Approach & St Mary's Primary School in the village of Prestbury. The property can be found at top of the development, turn into Redmarley Rd off Priors Rd, then into Brockweir Rd which leads into Burford Road then left into Fairford Road.

GENERAL INFORMATION

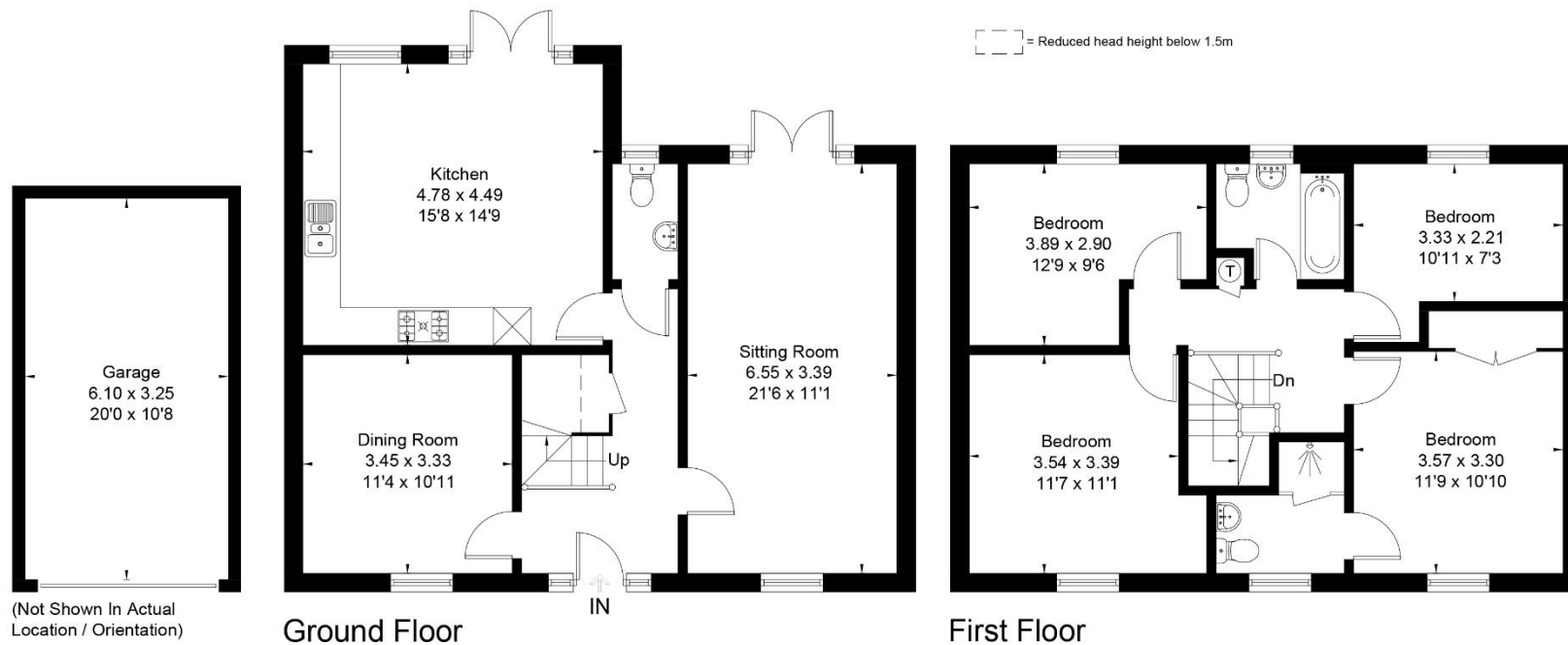
Services:
Mains water, electricity, gas and drainage are connected.

Local Authority:
Cheltenham Borough Council 01242 262626
Council Tax Band: F - £2,742.11p.a (2022/23)
EPC Rating: B

Viewing: Strictly by prior appointment through Charles Lear & Co. 01242 222722.



Approximate Area = 132.5 sq m / 1426 sq ft
 Garage = 19.8 sq m / 213 sq ft
 Total = 152.3 sq m / 1639 sq ft
 Including Limited Use Area (1.2 sq m / 13 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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