

richard  
james



## *Morecombe Way*

Fairford, GL7 4GG

Guide Price  
**£700,000**





# Morecombe Way

Fairford, GL7 4GG

Freehold | EPC Rating - B

 5  2  2

An exceptional and beautifully presented detached family home, occupying an enviable position within a sought-after modern development in the charming market town of Fairford. Immaculately maintained and thoughtfully enhanced throughout, this substantial property offers versatile living accommodation, stylish interiors and superb outdoor space.

From the moment you arrive, the home makes an immediate impression with its attractive Cotswold stone façade, generous driveway and detached double garage. The garage has been cleverly adapted to create an impressive home gym space, providing excellent flexibility for fitness enthusiasts or those seeking additional lifestyle space

Inside, the property offers a bright and spacious layout with a contemporary feel throughout. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, beautifully fitted with elegant shaker-style cabinetry, integrated appliances and ample preparation space, creating an ideal setting for both day-to-day living and entertaining. French doors and large windows flood the home with natural light and create a seamless connection to the rear garden.



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Sales Negotiator

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The versatile ground floor living spaces continue with an inviting family room overlooking the garden, offering the perfect retreat for relaxing evenings or children's play space. The property also benefits from a dedicated home office, ideal for remote working or study.

Upstairs, the generous principal bedroom offers a luxurious sanctuary complete with fitted storage and a stylish en-suite shower room. Further well-proportioned bedrooms provide ample space for growing families, each individually designed and beautifully presented. A contemporary family bathroom serves the remaining bedrooms, complemented by additional shower facilities to ensure comfort and practicality for busy households.

Externally, the landscaped rear garden has been designed with ease of maintenance and entertaining in mind, featuring a large paved terrace ideal for outdoor dining, a level lawn area and a high degree of privacy. The detached garage and extensive driveway provide ample parking for multiple vehicles



- Stunning Five Bedroom Detached Family Home
- Sought-After Keble Fields Development in Fairford
- Approx. 1,942 sq ft of Versatile Accommodation
- Impressive Open-Plan Kitchen / Family & Dining Space
- Separate Reception Room Plus Dedicated Home Office
- Principal Bedroom with Stylish En-Suite Shower Room
- Detached Double Garage with Home Gym Conversion
- Landscaped Rear Garden with Large Entertaining Terrace
- Driveway Parking for Multiple Vehicles
- NHBC Warranty remaining
- Agent Note - Management Charges Apply please enquire



Situated within the highly sought-after Keble Fields development, Morecombe Way enjoys an excellent position in the charming market town of Fairford, offering an ideal blend of modern family living and Cotswold character.

The town centre offers an excellent selection of independent shops, cafés, public houses, supermarkets, healthcare facilities and leisure amenities, ensuring all daily needs are within easy reach.

Families are particularly well catered for, with highly regarded educational options nearby including Fairford Church of England Primary School and the popular Farmor's School, making the area a consistently desirable choice for growing families.

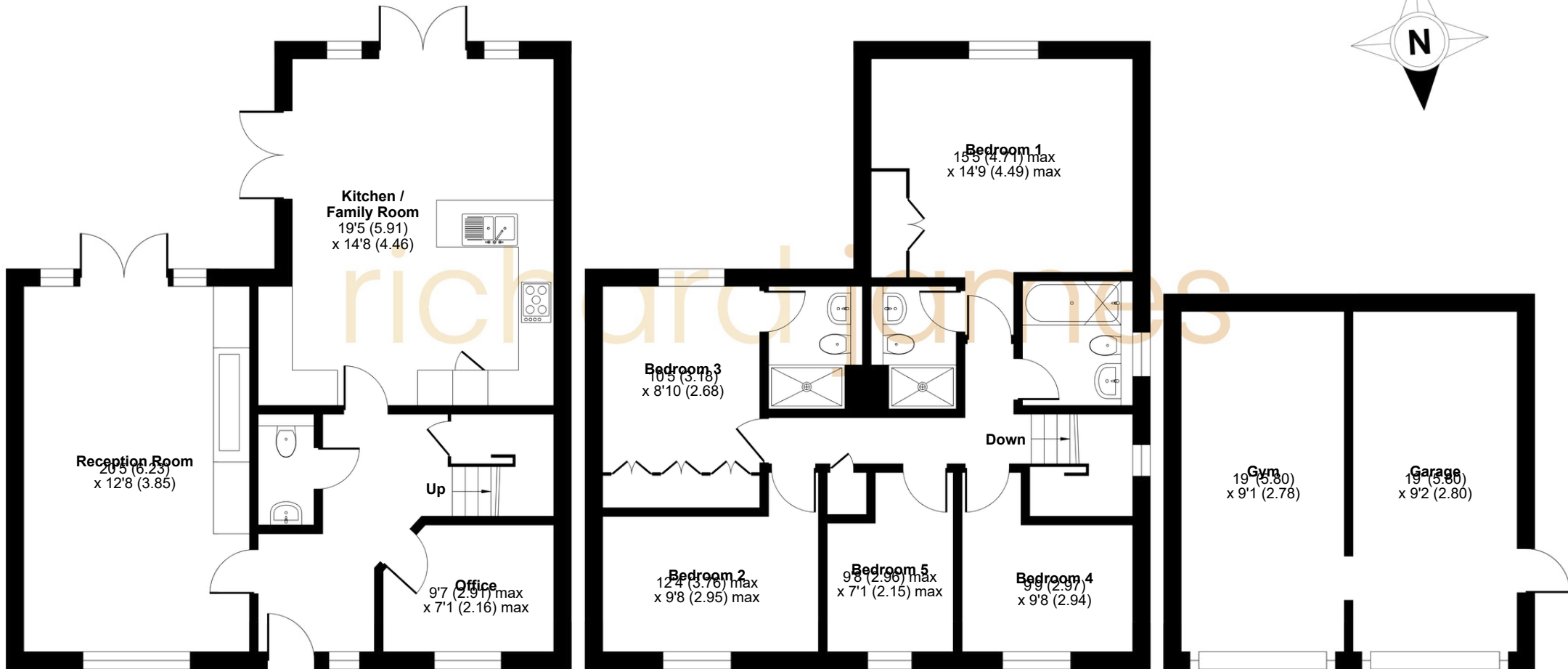
For those who enjoy an active lifestyle, the surrounding countryside offers beautiful walking and cycling routes, while the nearby Cotswold Water Park provides a wide range of outdoor pursuits including sailing, watersports and nature trails. Fairford is also home to the internationally renowned Royal International Air Tattoo at RAF Fairford. Excellent road links provide easy access to Cirencester, Swindon and Cheltenham, with rail services from nearby Kemble and Swindon connecting directly to London Paddington.

Approximate Area = 1584 sq ft / 147.1 sq m

Garage = 358 sq ft / 33.2 sq m

Total = 1942 sq ft / 180.3 sq m

For identification only - Nottoscale



GROUND FLOOR

FIRST FLOOR