



THE VILLA

DEVELOPMENT OPPORTUNITY - 4-BEDROOM DETACHED HOUSE.
FULL PLANNING GRANTED.

Computer generated image of The Villa for illustrative purposes only.



Acorn Property Group is proud to present an exciting chance to create a contemporary 4-bedroom home in the sought-after Cotswold town of Fairford. Our in-house design team have drawn up two options for the internal layout to suit modern family living.

Both options include spacious open-plan living areas, a separate office, utility room, and double garage. The principal bedroom features an en-suite and dressing area, with three further double bedrooms. Option 1 provides distinct living zones including separate family and living rooms while option 2 offers a striking open plan living/kitchen/dining space perfect for entertaining.

Ideally located close to Fairford's amenities and countryside, this is a rare opportunity to create your dream home with planning in place.

OPTION 1

4 BEDROOMS

KITCHEN/DINING

8.0m x 4.3m 26' 3" x 14' 1"

FAMILY ROOM

4.9m x 4.8m 16' 1" x 15' 9"

LIVING ROOM

6.0m x 5.5m 19' 8" x 18' 1"

OFFICE

4.8m x 3.3m 15' 9" x 10' 10"

UTILITY

4.0m x 2.5m 13' 1" x 8' 2"

GARAGE

6.2m x 5.9m 20' 4" x 19' 4"

BEDROOM 1

5.6m x 4.9m 23' 11" x 16' 1"

BEDROOM 1 DRESSING

3.5m x 1.8m 11' 6" x 5' 11"

BEDROOM 2

4.3m x 3.3m 14' 1" x 10' 10"

BEDROOM 3

4.2m x 3.3m 13' 9" x 10' 10"

BEDROOM 4

4.3m x 3.3m 14' 1" x 10' 10"



▶◀ Measuring points

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OPTION 2

4 BEDROOMS

LIVING/KITCHEN/DINING

11.0m x 8.0m 36' 1" x 26' 3"

FAMILY ROOM

8.0m x 4.3m 26' 3" x 14' 1"

LIVING ROOM

6.0m x 5.5m 19' 8" x 18' 1"

OFFICE

4.8m x 3.3m 15' 9" x 10' 10"

UTILITY

3.8m x 2.5m 12' 6" x 8' 2"

GARAGE

6.2m x 5.9m 20' 4" x 19' 4"

BEDROOM 1

5.6m x 4.9m 23' 11" x 16' 1"

BEDROOM 1 DRESSING

3.5m x 1.8m 11' 6" x 5' 11"

BEDROOM 2

4.3m x 3.3m 14' 1" x 10' 10"

BEDROOM 3

4.2m x 3.3m 13' 9" x 10' 10"

BEDROOM 4

4.3m x 3.3m 14' 1" x 10' 10"



◀▶ Measuring points

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different by design



The above floor plan details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machines are not included. July 2025.