



FAIRFORD GREEN

THE COTSWOLDS | GLOUCESTERSHIRE



External computer generated image of The Meadows.



WELCOME TO FAIRFORD GREEN

Discover an exclusive collection of thirty-four thoughtfully designed properties in the charming market town of Fairford. Nestled within the picturesque Cotswold countryside, with all the essential amenities right on your doorstep.

Fairford Green offers a selection of new and sensitively converted homes, ranging from one to five bedrooms. These elegant residences harmonise with the local architecture, while also benefiting from private gardens and allocated parking.

The careful restoration includes the Grade II listed Coln House, converted into stylish properties while preserving its historic features, along with Applestone Court, The Cottages and more, which have all been modernised while retaining their original characteristics.

Prioritising sustainability, all new build homes are equipped with innovative green energy initiatives and features, allowing you to enjoy all the benefits of a beautiful home rich in history that will be appreciated for years to come.



ELEGANT FAMILY HOMES IN A BEAUTIFUL COUNTRY SETTING

Fairford is a sought-after market town in the stunning Cotswold Hills situated along the River Coln, home to the world-famous Royal International Air Tattoo and known for its Middle Age wool mills and trade. The neighbourhood's natural beauty perfectly complements our sustainable and modern homes.

Fall in love with the local area, which offers marvellous countryside scenery and charming aesthetics. Discover a fantastic selection of restaurants, amenities, and shops, and visit the country market or weekly outdoor market, where you can browse a great selection of foods and homemade goods. You could also join one of the many local clubs and societies which cater to diverse interests and activities.

A home at Fairford Green provides an excellent spot for scenic walking. Admire Mill Pond's iconic bridge over the River Coln, or wander through the magnificent Cotswold Water Park, just a short drive away.

Enjoy a relaxed lifestyle at Fairford Green, with modern conveniences always within reach.



St Mary's Church

Fairford

Living at Fairford Green places you in the perfect location to discover Gloucestershire's spectacular natural sights, with Lechlade-on-Thames, Cirencester, and Cotswold Water Park all nearby.

Getting around using public transport is particularly convenient. With regular buses stopping directly opposite Coln House taking you to all the key destinations. Enjoy great rail connections, with Swindon train station just a 25 minute drive away providing direct links to popular cities, including Oxford, Bristol, and more. For those travelling by car, destinations such as Gloucester and Cheltenham are less than 30 miles away, making day trips and commutes simple.

Fairford also offers superb educational options. Fairford Church of England Primary School has been rated Outstanding by Ofsted, and the local secondary Farmor's School received a Good rating.

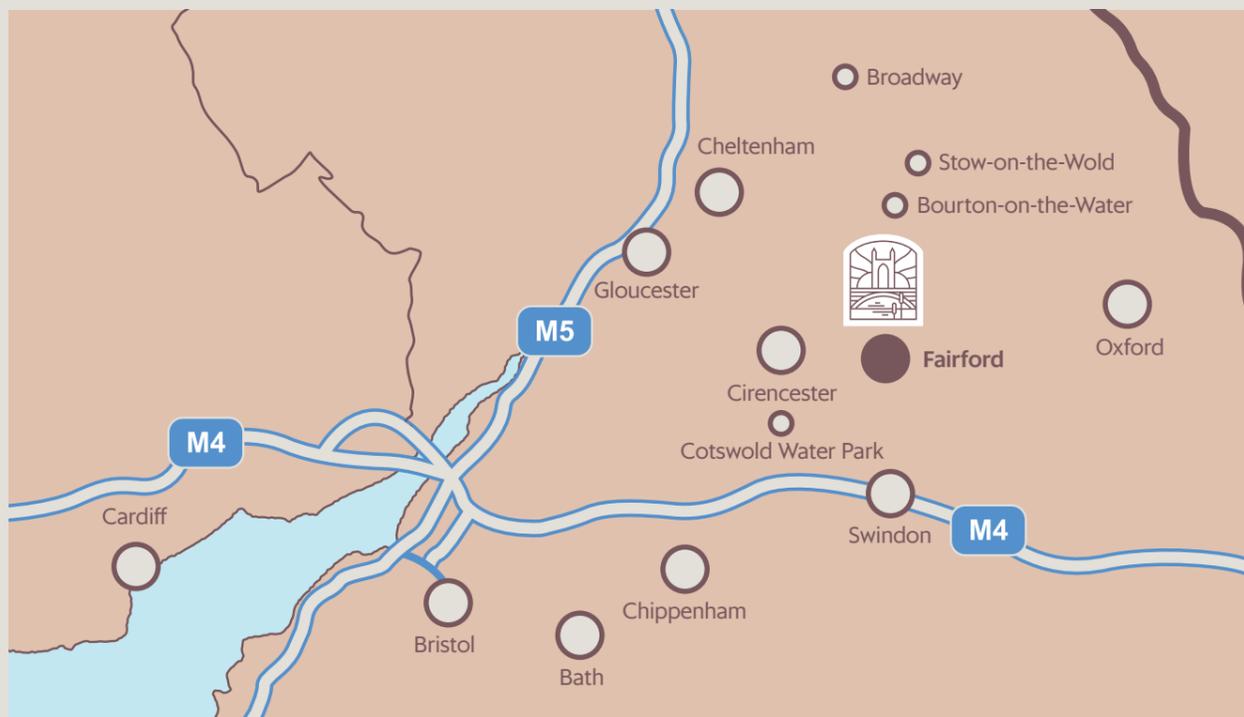
Healthcare services are easily accessible, with Fairford Community Hospital, a dentist and a GP practice, all located in the centre of the town.

At Fairford Green, everything you need is close to home.

CIRENCESTER	8.8 MILES
SWINDON	14.5 MILES
BOURTON-ON-THE-WATER	14.8 MILES
CHELTENHAM	23.1 MILES
GLOUCESTER	26.5 MILES
CHIPPENHAM	28.9 MILES
OXFORD	31.4 MILES

Source: Google Maps, April 2025

IDEALLY LOCATED



Lynwood & Co cafe



Surrounding area

SUSTAINABLE BY DESIGN

Acorn is committed to driving down the carbon footprint of our homes, paving the way for long-term sustainable living. Each development is individually and intelligently designed, built to the highest quality to positively impact both the local environment and surrounding communities.

At Fairford Green we are giving a new lease of life to a Grade II listed building and retaining and refurbishing five other existing buildings. By doing so, we are preserving the significant embodied carbon within materials such as the bricks, concrete, and steel and reducing the emissions associated with manufacturing and transporting new materials. Moreover, by retaining a number of buildings, we are also reducing the generation of waste which in turn cuts down on landfill waste and the carbon footprint of waste processing, contributing to a more sustainable future for Fairford.

“The greenest building is the one that already exists”

Carl Elefante FAIA, FAPT
Architect and former president of the American Institute of Architects



KEY FEATURES ACROSS THE SCHEME



Electric car charging point provided to all homes



Landscaping techniques used to enhance the biodiversity of the site



The installation of Sustainable urban Drainage Systems (SuDS). Rainwater is collected across permeable surfaces, naturally filtered and stored. It is then slowly released to alleviate flooding



All homes feature energy-saving appliances and efficient LED lighting

NEW BUILD HOME FEATURES



Inline Photovoltaic (PV) panels generate electricity from the sun



High-performance window systems minimise the transfer of heat through the windows and maximise solar gain



Underfloor heating to the ground floor offers a more even heating distribution



Energy efficient - EPC rated A or B, creating savings on running costs*



Enhanced insulation - each home is up to 58% better insulated than current build regulations. This ensures maximum heat retention and helps lower energy bills

*Compared to the average EPC D rated home.



External computer generated image of Grade II listed Coln House.



Internal computer generated image of Plot 15, The Meadows.

OUR VISION

Fairford Green is a wonderful opportunity to marry high quality new family houses with a sensitive and heritage-led conversion of retained buildings, all set in a beautiful Cotswold town.

Working with the Acorn team we have re-imagined an earlier scheme, creating more elegant new houses. The Grade II listed terrace, Coln House, fronting the main street into Fairford will be divided to create four large townhouses. Each has a door to the street and a private south facing rear garden. A later service block will be replaced by a single contemporary house, completing the façade.

Applestone will see the conversion of five elegant, retained buildings arranged around a landscaped courtyard. Later elements will be sensitively demolished providing access to a striking freestanding pavilion home, The Villa. The design of which will connect interior spaces with gardens through large openings, while maintaining a low profile to respect neighbouring views.

The new build homes within The Meadows have been designed for modern living, with floor plans that offer well-proportioned, flexible layouts. Living areas in all new homes open onto private gardens through expansive glazing, with converted properties adapted to honour their historic elements while maximising light and space.

A thoughtfully selected material palette, including natural slate roofing and Cotswold rubble stone, ties the development into its natural surroundings. A landscaping scheme that incorporates mature trees, native planting and hedging enhances the ecological value of the site and creates a series of welcoming courtyards, utilising historic walls and new carport structures.

Fairford Green embodies unique character and provides both harmony and a sense of place for future residents.

Robert O'Leary
O'LearyGoss Architects



SITE PLAN



PHASE 1 - The Meadows

Two 1 bedroom apartments and fifteen 2, 3 & 4 bedroom houses

PHASE 2 - Coln House

Four 4 & 5 bedroom houses within a listed building and one 3 bedroom new build house

PHASE 3 - Applestone

Five 2, 4 & 5 bedroom houses

PHASE 4 - The Cottages

Six 2 & 3 bedroom houses

PHASE 5 - The Villa

One contemporary single storey 4 bedroom home

Some areas of the development are subject to planning and details may differ from shown. Please speak to the Sales Team for details.

Previous developments by Acorn Property Group



Manor Court, Greet, The Cotswolds



Hope House, Bath

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing

building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive, to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.



Write the **NEXT CHAPTER** of **YOUR STORY** with us



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FAIRFORD GREEN

GLOUCESTERSHIRE

These 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 at any time. 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. Computer generated image for illustrative purposes only. May 2025.

different by design

