



Guide price £1,250,000 Freehold



A substantial family home just outside Cirencester.



Cherry Tree House is a substantial detached 6 bedroom family home sitting just outside Cirencester with excellent commutable access to the M5. The property sits within a generous private plot of 3.285 acres. The property also includes triple garaging with a large work shop totaling 21ft x 17ft.

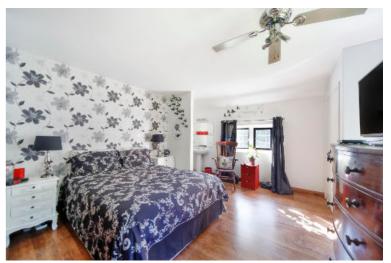






The living accommodation is arranged over two spacious floors and provides two formal reception rooms, a fitted kitchen breakfast room with adjacent utility room, rear entrance and WC, family room and an 'L' shaped conservatory opening to the mature rear gardens. To the first floor six bedrooms in total, one of which is currently used as a dressing room and another provides access to two bedrooms. A shower room and bathroom with separate WC complete the first floor living accommodation.

Outside, there are double opening gates that access the property with extensive parking to the front and access to the garaging consisting of an attached double garage with a through door to the rear garden, two single garages and a 21ft x 17ft workshop. The gardens that surround the house are mostly laid to lawn and extensively planted with mature trees creating a private aspect. Located within the south western corner of the garden is a wooded disused quarry. The total plot extends to 3.285 acres.



Cirencester 1.6 miles, Cheltenham 17 miles, Stow-on-the-Wold 18 miles, Oxford 35 miles, Swindon 18.3 miles.







Location

The town of Cirencester is about 1.5 miles away and has all the usual facilities of a market town including excellent shopping, educational, recreational and health facilities. There is a main railway station, which is some 7 miles away.

Cirencester is famous for its equestrian sporting facilities including the Polo Club at Cirencester Park, the nearby Badminton and Gatcombe Park Horse Trials, National Hunt racing at Cheltenham and hunting with the VWH. Dressage and showjumping competitions are held regularly at the Talland School of Equitation. There is a well established golf club some 4 miles from the property.



Directions

From Cirencester take the A429 Burford Road towards Stow. Head over both roundabouts and remain on the A429. At the traffic lights turn right towards Ampney Crucis on Cherry Tree Lane. The property can be found immediately on the right hand side.

Services

All mains services are connected to the property.

Local Authority

Cotswold District Council

Knight Frank Cirencester One Market Place Cirencester GL7 2PE

Vaults/Storage

Terrace/Outside Space

knightfrank.co.uk

I/We would be delighted to tell you more.

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Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact.

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