



7 Grantley Crescent, Cirencester, GL7 1XL **Asking Price £585,000**

7 Grantley Crescent offers a unique opportunity to purchase a high specification refurbished period property located in one of Cirencester's most sought after areas close to all of the amenities and facilities that the town has to offer. The property has benefited from refurbishment and extension in the recent past combining period features such as open fireplaces, original quarry tiled and stripped wood floors, and picture rails, with the modern convenience of recent gas fired central heating system which is complemented by sympathetic double glazed windows. Recently the ground floor accommodation has benefitted from the addition of a large family room to the rear elevation with tri bi folding doors giving access to the secluded rear garden a fantastic addition to the superb home. Externally the house benefits from extensive enclosed gardens ideal for the growing family with the recent addition of a detached home studio/office to the rear corner ideal for those who work from home. To the side there is a detached garage and parking off road to the front and side of the house. We urge early viewing of this outstanding family home through Cain & Fuller in Cirencester.



Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Amenities

Grantley Cresent is in a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

Description

A classic 1930 semi detached family home located within the heart of Cirencester town close to a full range of amenities and facilities. In recent past the house has benefited from refurbishment and extension providing flexible and attractive living space. This period home benefits from a period external storm porch with attractive entrance door to reception hall, strip wood floor boarding stairs to first floor accommodation, door to modern contemporary cloakroom with low flush WC window to side. The formal Lounge is located to the front of the house benefits from double glazed display bay window to the front garden and feature period fireplace with fitted Wood Burner. To the rear of the ground floor leading to the garden there is an extensive kitchen/dining/family room recently extended by the present vendors with a large semi vaulted space giving direct access onto the garden through tri folding doors. This room boasts an open light kitchen area is fitted with a range of modern contemporary style units with a selection of built-in appliances including fridge/freezer, double oven, four ring induction hob, extractor bonnet and dishwasher, A breakfast bar with seating for 3 to 4 people leads to the dining family area which benefits from fireplace fitted with contemporary Wood Burner, strip floor boarding with door to hallway. This room benefits from a selection of lighting including recessed ceiling spotlights, wall lights and hanging entertainment lights. There is also a utilities area to one corner of the room housing the gas fired combination boiler, additional storage and work space. The Kitchen area has double glazed windows and additional side door leading to the gardens and parking. Stairs from hallway lead to the first floor where there are three family size bedrooms, master of which benefits from built-in wardrobe space. A modern white contemporary bathroom with fitted bath and thermostatic shower above is located on this level with double glazed window to side. A large open

landing provides ample space for soft furnishings or a small work desk with large picture window to the front aspect. The present vendors have presented an attractive and appealing living space.

Detached Studio/Lodge

Erected by the present vendors in the recent past this makes an ideal home office for those needing work from home, or could be a home gym/hobbies space. there is power and light, window and double opening doors onto the garden.

Outside

Externally the property benefits from an extensive lawned garden located to the rear aspect with a selection of low maintenance borders and establish shrubs and specimen and trees there is a pathway leading the length of the garden and the rear a utility section with composting and storage area. To the rear of the house there is an extensive flagstoned patio/external dining area with ample space for large table and access to the house through tri folding doors with an attractive contemporary glazed balustrade. At the rear of the garden there is a detached garden studio Lodge, ideal as a home office or gym with power and light. To the side of the property there is a detached single garage and selection of covered storage, side gated access to the front garden. To the front there is a low maintenance garden, with pathway to entrance door, enclosed base level storage to the side with living roof of attractive shrubs. There is off road parking to the front of the house and within the small and attractive Crescent.

Garage

Detached single garage with power and light, door to front.

Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

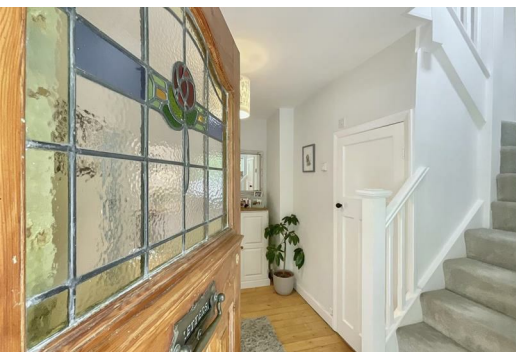
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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