



1 The Apiary Woodmancote, Gloucestershire, GL7 7EJ
Asking Price £610,000

Cain & Fuller

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Cain & Fuller

A rare opportunity to acquire an established detached family home located in this popular village to the north of Cirencester in glorious Gloucestershire countryside. Woodmancote is a mostly Cotswold stone village located near the sought after town of Cirencester which is approx. 2.5 miles away. The village lies just off the A435 (Cheltenham road) and near to the neighbouring village of North Cerney which benefits from a primary school and The Bathurst public house. Woodmancote is surrounded by amazing Gloucestershire countryside ideal for those who enjoy country pursuits with a large range of foot paths and country trails for residents to take advantage of on a daily basis. 1 The Apiary offers purchasers a unique opportunity to be based in this rural position in a high specification detached family home offering light and stylish living space and with the outstanding benefit of large Southerly facing gardens measuring approx. 200 ft in length ideal for the growing family. Call the vendors sole agent Cain & Fuller in Cirencester to arrange a viewing.

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Woodmancote

Woodmancote is a small village which lies between the renowned Cotswold towns of Cirencester and Cheltenham, in an Area of Outstanding Natural Beauty. Both towns provide a wide variety of shopping, leisure and educational amenities with Cheltenham being well known for its cultural and science festivals. Communications are good with access from Cirencester to the M4 and London, which is convenient for access to Heathrow and Bristol airport, the M5 and a regular train service from Kemble to London Paddington taking about 75 minutes.

Sporting activities in the area include racing at Cheltenham, water sports at the Cotswold Water Parks, golf at Cirencester Golf Club, just up the road from the property, Polo at Cirencester Park and fishing with local syndicates. There is a choice of excellent schools in the area including Rendcomb College almost on the doorstep, Hatherop Castle School, North Cerney Primary School, Beadesert Park, Westonbirt and the Cheltenham Colleges. There is a village shop and post office in both Rendcomb and Stratton, and a doctor's surgery at Rendcomb.

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 Beadesert, 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.

Description

Storm porch has entrance door to large reception hallway with storage space and ample space for coats and shoes. The property has been extended in the past and now benefits from a large open and light main living area with the benefit of far reaching views and access onto the secluded rear garden. The living area has fireplace with fitted multi fuel burner used daily by the present vendors in the winter months and offers well proportioned living space for the family, the Kitchen area is located on the side aspect with window and opening doors onto the garden and is fitted to a good modern standard with selection of storage and built-in appliances. A large open hall leads to the bedroom accommodation all bedrooms are of a good proportion and have pleasant aspects to the front and side. The vendors have refitted both a family bathroom and separate family shower room to a good contemporary standard both with access of the hall. There is also a useful and practical utility room and a large loft space which subject to planning approval could provide potential for further accommodation. The property is warmed throughout by an Oil fired central heating system which is complemented by Upvc double glazed windows and doors. 1 The Apiary offers well presented family living space we recommend early viewing.

Outside

To the front of the property there is a low maintenance garden area with pathway leading to the side and entrance door, gated side access to the secluded rear garden.

The rear garden is one of the most outstanding aspects of this property measuring approx. 200ft in length it offers a fantastic opportunity for children or small animals to enjoy a secure and sunny outside environment which can be so difficult to find in today's market. Immediately behind the property the vendors have created a sunny and secluded patio area ideal for entertaining with good direct access from the property ideal for the summer months. Throughout the garden there is a

selection of decked and paved areas for enjoying the space and a timber storage shed.

Garage and parking

The property benefits from parking for five cars in front of the property and the attached single garage to the side. The single garage has up and over door to front, personal door to rear leading to the rear garden, power and light.

Viewing

Through Cain & Fuller in Cirencester

Tenure

Freehold

Council Tax

Band D

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



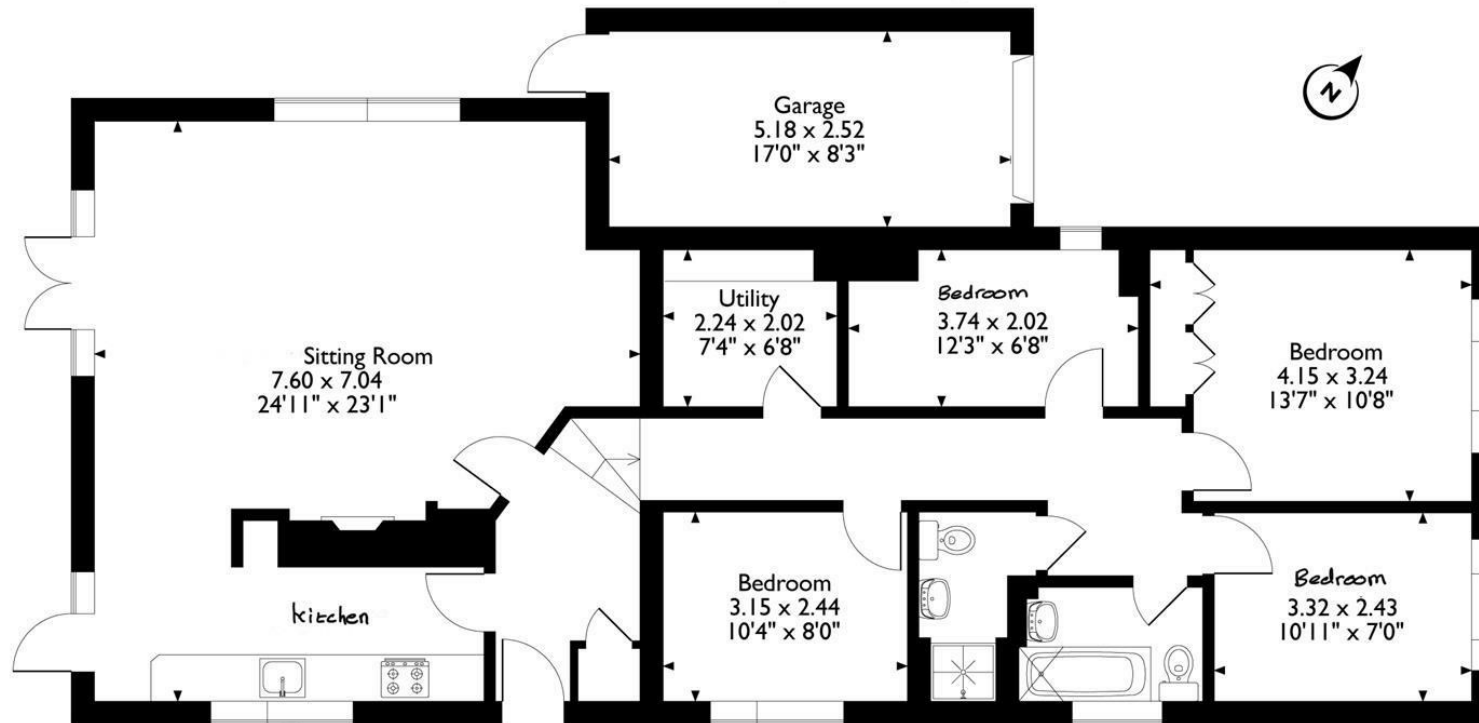


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Approximate Gross Internal Area
Main House = 114 Sq M/1227 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 127 Sq M/1367 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.