



**19 Berry Hill Crescent, Cirencester, GL7 2HF**  
**Asking Price £650,000**

**Cain & Fuller**



14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)

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A superb opportunity to acquire a detached bungalow located in one of the most sought after areas on the outskirts of Cirencester town and offering good access to all of the facilities and amenities that the town has to offer. In the recent past the property has undergone refurbishment and extension to now present a stylish and flexible living space with an open aspect onto the secluded rear garden and taking full advantage of the westerly facing open views over farmland and across to the village of Stratton. Externally the property occupies an extremely private and secluded plot with well maintained gardens which create a safe and secure environment for small animals or young children. There is an attached large garage with gravelled parking to the front for approx. five cars and pathway leading to the main entrance door through well tended gardens. The present vendors have also purchased and installed solar panels in the recent past these are highly effective and provide most of the energy needs to the property and also feature an integral battery system for additional free and clean power on demand. We urge early viewing of this superbly presented home on the edge of Cirencester town as properties in Berry Hill Cresent are so rarely available.

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## 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

Berry Hill is 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

In recent years the present vendors have undergone a substantial extension and program of improvements to the property to now present a high specification attractive home. Entrance door leads to useful south facing entrance porch with internal entrance door to the bungalow. Large hallway leads to most of the accommodation and benefits from a low maintenance attractive flooring which is continued to the main living areas. To the rear elevation the property benefits from a large, light and massively appealing living space combining lounging, dining and kitchen areas which all open via bi-folding doors onto the amazing secluded westerly facing garden and give residents an open far reaching view. The kitchen area is finished to a high contemporary standard with an excellent range of storage and built-in appliances and includes a casual dining solid wood breakfast peninsular. A classic twin enamel Butler sink gives the perfect view to the garden and beyond for those washing up moments. To the side of this large space there is a secluded lounge with large deep picture window to the rear garden. A large well fitted Utility room leads from the kitchen and gives access to the garage/workshop area. There is a selection of three bedrooms the master of which benefits from a full en suite bathroom and there is a selection of built-in wardrobe space. A contemporary family shower room services the existing bedrooms ideal for visitors. The property has benefited from recent decoration and has a high output gas fired central heating system complemented by uPVC double glazed windows and doors.

## Outside

The property occupies a generous plot, to the front of the bungalow there is an attractive garden with gravel driveway, parking for 5 vehicles in front of the large garage. The rear garden is an outstanding feature of the bungalow benefiting from total seclusion and is mainly laid to lawn with established patio and entertaining areas directly behind the property giving full benefit to the westerly facing open views. The whole garden is fully enclosed to provide a safe and secure environment for small animals or young children. There is a side gated access and a selection of raised vegetable beds for the keen gardener.

## Solar Panels

The present vendors have also purchased and installed solar panels in the recent past these are highly effective and provide most of the energy needs to the property as well as giving a small income they also feature an integral battery system for additional free and clean power on demand.

## 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.



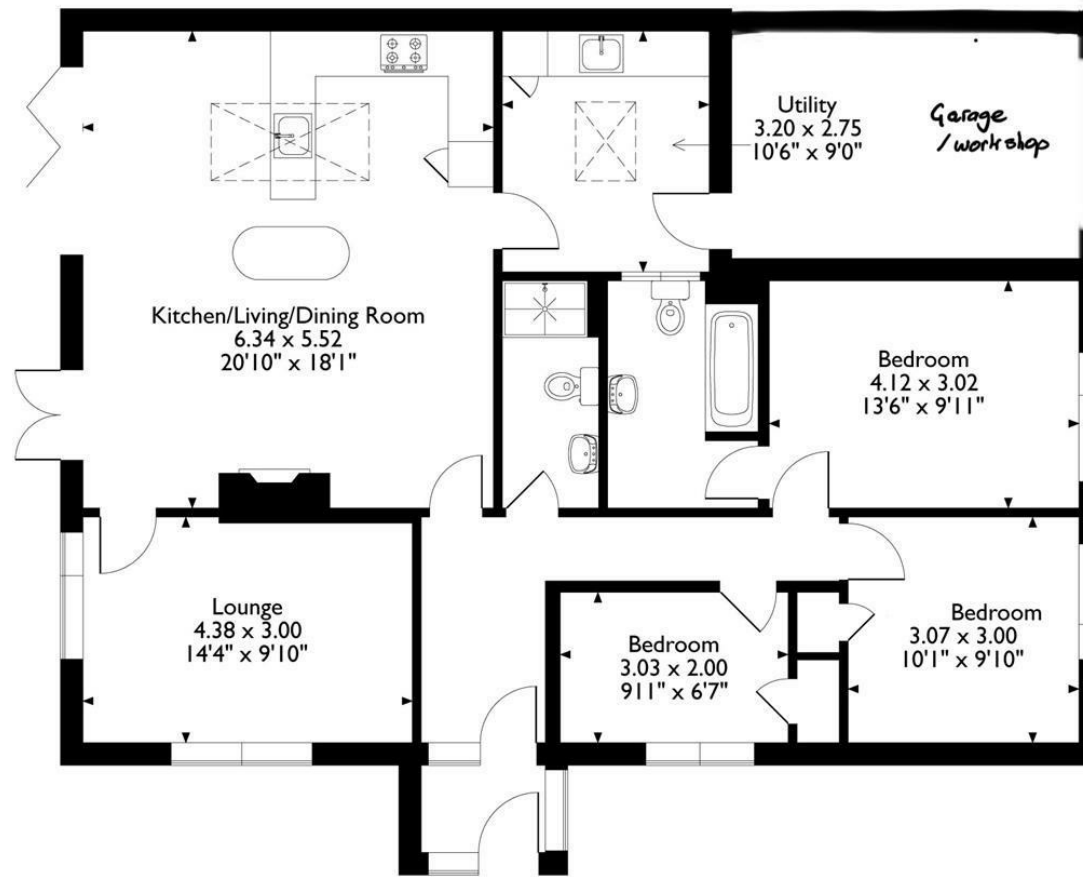








19 Berry Hill Crescent, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
111 Sq M/1195 Sq Ft



**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.