



7 Weavers Road, Cirencester, Gloucestershire, GL7 1DB
Asking Price £468,500

Cain & Fuller

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A superb opportunity to acquire an extended and extremely well-presented five bedroom semi-detached family home located in a highly desirable position on the edge of Cirencester town with good access to all main local facilities and amenities including primary and secondary schools. In recent years the house has undergone cosmetic restyling to now present a light and stylish living space which offers the large flexible family accommodation with a good selection of reception and bedroom space. Externally to the front of the house there is good off road parking, to the rear a fully enclosed safe and secure family garden ideal for young children or small animals being mainly laid to lawn with an established patio. We would urge early viewing of the outstanding living space.

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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

Weavers road 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

Entrance door leads to a good sized entrance porch with storage space and door to main hallway. The ground floor of the house benefits from large and well proportioned living space with a selection of living space, to the front a large main lounge with picture window to front aspect, a useful home study ideal for those who work from home or could be an additional fifth bedroom. To the rear of the house there is a large and comprehensively fitted kitchen/breakfast room with great range of storage and selection of quality appliances. The extension to the rear gives a massive living/family room which has windows and doors opening onto the rear garden and gives great living space for the growing family. To the side there is also a down stairs WC and useful utility room which in turn leads onto the the playroom/study, these rooms could be combined to provide a downstairs bedroom with facilities or a small annex area subject to building regulation approval. To the first floor there are four large family bedrooms with a large selection of storage and a selection of family shower and bathrooms all fitted to an excellent contemporary standard, the house offers fantastic space for the large family and is warmed throughout by a gas fired central heating system complemented by U pvc double glazed windows and doors.

Outside

The house benefits from a large family garden to the rear mainly laid to lawn with established patio area. The garden is fully secure providing a safe environment for small animals or young children.

Parking

Driveway to front of the house with parking for two/three cars.

Tenure

Freehold

Council Tax

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

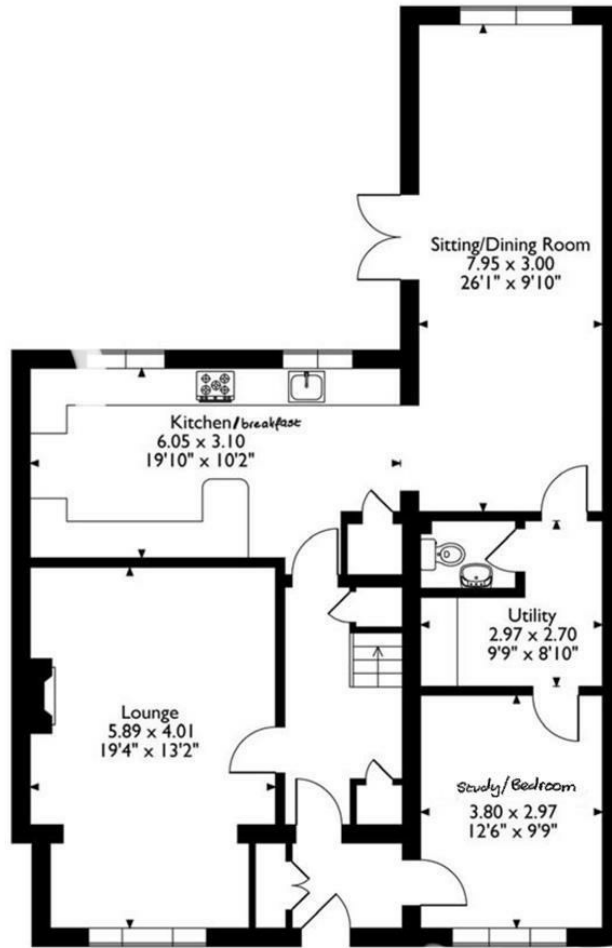
Viewing

Through Cain & Fuller the vendors sole agent.

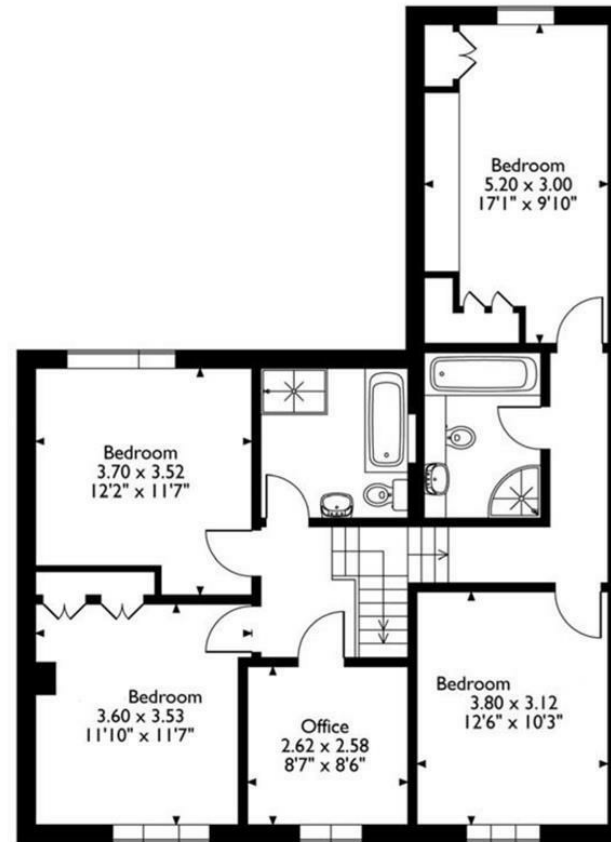




7 Weavers Road, Cirencester, Gloucestershire
Approximate Gross Internal Area
188 Sq M/2024 Sq Ft



Ground Floor



First Floor