



**Chwareli, Stratton, Cirencester, GL7 2RN**  
**Offers In The Region Of £339,950**

**Cain & Fuller**

# Chwareli, Stratton, Cirencester, GL7 2RN

A unique opportunity to acquire a spacious four bedroom family home located in the favoured area of Stratton to the north of Cirencester town centre with the benefit of a great range of local amenities and facilities including a renowned and highly ranked primary school. The property has benefited from a double storey extension to the rear to now create a large family living space in this sought after area. Externally there are secluded gardens and parking for three cars including a single garage for storage. We are able to bring this house to the market in a chain free position and urge early viewing through the vendors sole agent Cain & Fuller in Cirencester.

### Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

### 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, Kinghill, 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

Stratton Heights 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

The property has been extended and improved in recent years to now offer flexible and light living space ideal for the growing family. To the ground floor there is a spacious extended lounge with large picture windows to front. To the rear of the house the good sized extension provides an additional dining room with double doors leading onto the southerly facing garden, useful utility room which has a door to a handy downstairs cloakroom ideal for the growing family. There is a modern fitted kitchen with an excellent range of built-in storage with extensive work surfaces and a useful side door giving access to the parking area. To the first floor there are four bedrooms the master of which is an extremely good sized and benefits from a range of built in storage and a large en suite shower room with window to rear. The further three bedrooms benefit from use of a white family bathroom and are all presented in excellent order with two of them being large double rooms. The property has recently undergone full redecoration and has had a number of new floor coverings to now present an appealing and deceptively large family living space warmed through by gas fired central heating with double glazed windows.

### Outside

The property benefits from a private and sunny rear garden with a southerly facing aspect and provides a safe and secure space for small animals or young children. There is side gated access to the parking and single garage behind the property.

### Garage and Parking

To the front of the house there is bloc paved parking for two medium size cars. To the rear of the garden there is a detached single garage with up and over door to front

### Council Tax

Band D

### Viewing

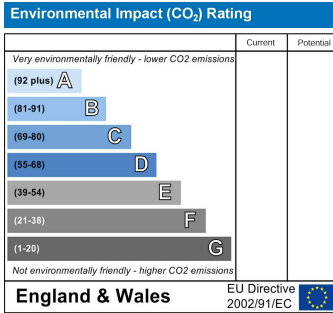
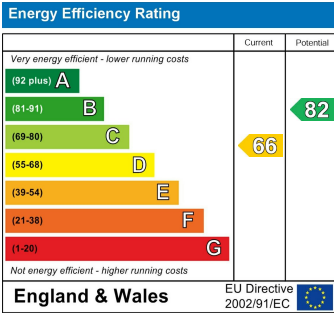
Through Cain and Fuller the vendors sole agent

### Tenure

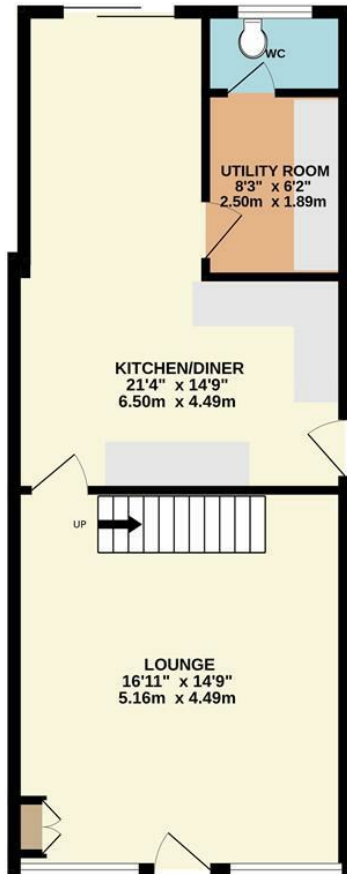
Freehold

### Agents Note

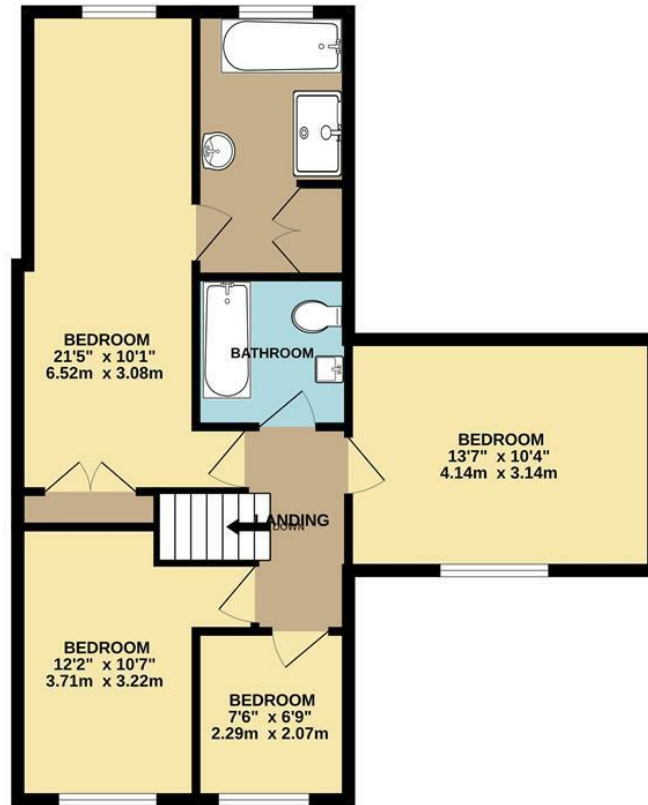
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements 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



GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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