



3 Castle Mews Castle Street, Cirencester, GL7 1QH
Chain Free £315,000

Cain & Fuller

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Castle Mews is a tranquil enclave set in the older and historical section of Cirencester within a beautiful Conservation area close to all of the amenities and facilities that the town centre has to offer. The cottage forms part of Castle Mews an individual select development of four attractive Tudor style cottages which all boast a sunny south westerly facing outlook in this secluded position. Internally the accommodation is set out on two storeys with a good sized main living space benefiting from a selection of storage, large picture window to the sunny front aspect. To the rear elevation there is a fitted modern kitchen/diner with ample space for small table and window with glazed door to side opening onto a secluded rear courtyard garden. The first floor benefits from two good sized bedrooms and a selection of storage with all windows having pleasant views onto the town. A family bathroom is well fitted and has large velux window to the rear aspect. The cottage is warmed by a central heating system and is presented in good order by the present vendor, we are able to bring the property to the market in a CHAIN FREE position. Internally the developers exposed many of the ceiling and vertical timbers creating an immense amount of character for a modern mews property. Houses in this position are rarely available and we would urge early viewing to avoid disappointment through the vendors sole agent 7 days a week.

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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

Castle Mews is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the street consists of period town houses and cottages. 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

Outside

Number 3 Castle Mews benefits from a private enclosed garden. The garden is laid to low maintenance gravel with an established and private patio area to the front of the house to take full advantage of the sunny south westerly facing aspect which has pedestrian gated access onto the mews. To the rear of the property there is also a small courtyard garden with space for a small table and chairs.

Viewing

Through the vendors sole agent Cain & Fuller

Council Tax

Band B

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.

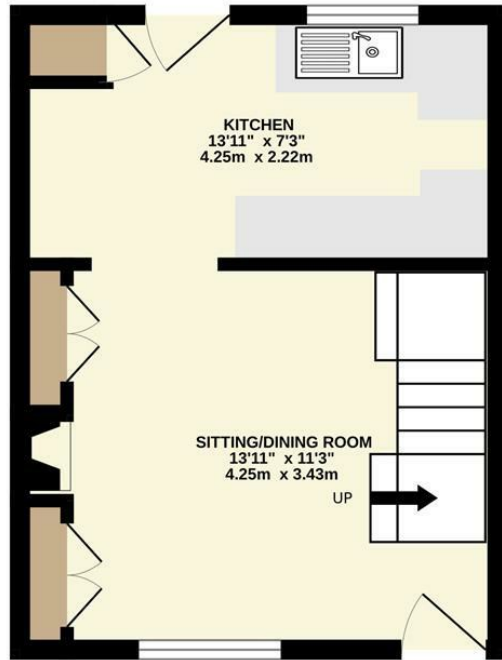
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

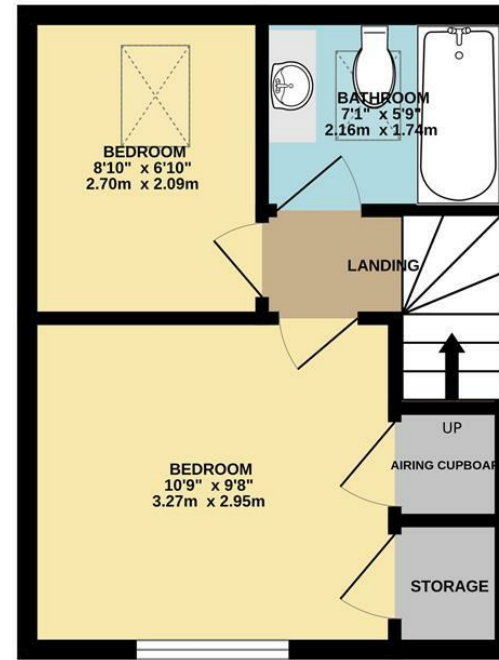




GROUND FLOOR
256 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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