



Rosebank Cirencester, GL7 1LB
Asking Price £1,150,000

Cain & Fuller

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A truly stunning detached Cotswold Stone period town house located within the very heart of Cirencester close to a full range of amenities and facilities including to renowned St Michaels Park. This distinctive home benefits from flexible and well presented accommodation which benefits from an array of pleasing character features combined with elegant contemporary design in light and well proportioned living space. Externally there gardens are a superb aspect of this home boasting a sunny south westerly facing orientation and a high degree of seclusion. To the side of the main house there is also a large single garage with parking for two vehicles in the secluded drive. Substantial period homes are rarely becoming available in the Cirencester market, to view this individual home phone or call into Cain & Fuller in Cirencester to arrange a visit.

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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

Rosebank is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town 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, Didcot and Reading.'

Description

Semi glazed period entrance door leads into a large reception hallway giving access to most of the downstairs

accommodation and stairs leading to the first floor. Both the lounge and dining room benefit from attractive four pane windows to the front of the house over looking the secluded gardens, both have period stone open fireplaces and offer light and sophisticated living space. To the rear of the ground floor the house benefits from an large kitchen refitted by the present vendors with a contemporary stylish selection of units with a range of Granite work and preparation surfaces and selection of quality cooking appliances. This room has enhanced light provided by additional large sky light windows and leads to the side to a long and flexible dining/breakfast space which gives additional storage, ample space for large table and floor to ceiling glazed section with opening double doors onto the garden and semi glazed vaulted ceiling section, a great space for the family. A rear hallway has the benefit of double doors leading to the rear Mediterranean style courtyard ideal for evening dining. To the side of the hall there is also a downstairs cloak room with coats and boots storage. In years gone by the property has benefited from a degree of refurbishment to the cellar which provides useful additional storage or family play space. To the first floor of the house there is a selection three bedrooms including the master which benefits from a walk-in dressing room with selection of built-in storage and window to the rear for natural light. A feature of the principal bedrooms at this level is the large four panel windows which provide light and a superb aspect over the westerly facing garden. A recently refitted family bathroom services occupants on this floor. The second floor boasts two further double bedrooms, large landing and additional family bathroom. Most windows to the upper floors benefit from pleasant aspects over the gardens or roof tops of surrounding period buildings. The house is presented in excellent condition we recommend viewing to appreciate this unique period house.

Outside

Rosebank is approached via a large timber door leading through a secluded gateway to a stunning secluded garden giving a magnificent aspect of this attractive Cotswold Stone property. The garden is laid to lawn with a selection of well stocked and structured borders interspersed with a selection of specimen trees which creates a secluded and attractive outside living space ideal for the growing family or small animals. To the front of the main house there is a sunny

established seating/dining area ideal which gives access to the main house to the front and side. To the rear of the property there is a secluded low maintenance courtyard, fully enclosed and giving good access to the rear of the main house with side access to the main garden area.

Garage and Parking

Large single garage with power and light, door to front leading to a driveway with parking for two vehicles off-road.

Tenure

Freehold

Services

Mains services are connected to the property.

Local council offices
Cotswold District Council
Trinity Road
Cirencester
Tel- 01285 623000

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.

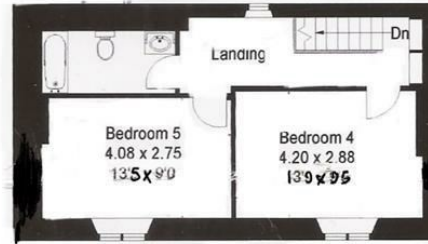




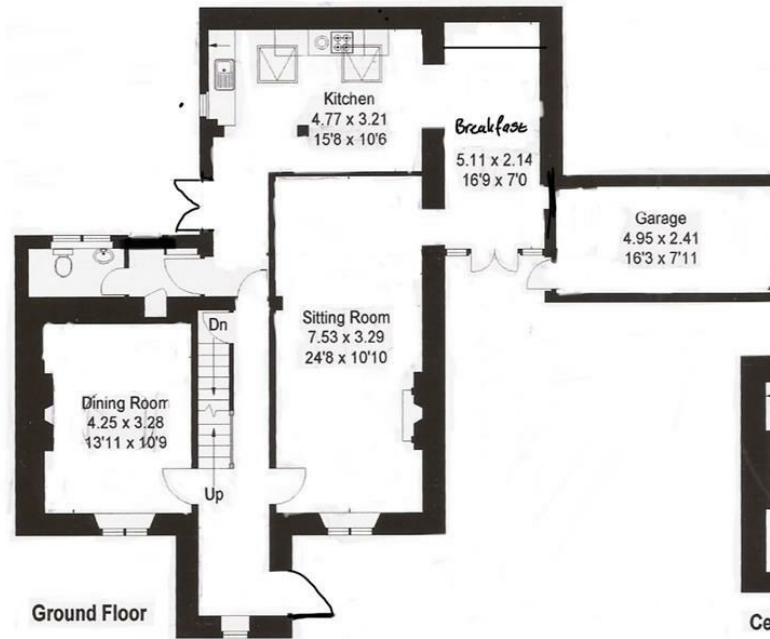


First Floor

Approximate Gross Internal Area :-
 House 209 sq m / 2249 sq ft
 Garage 12 sq m / 129 sq ft
 Total 221 sq m / 2378 sq ft



Second Floor



Ground Floor



Cellar