



**4 Overhill Road, Stratton, Cirencester, GL7 2LG**  
**Asking Price £509,950**

**Cain & Fuller**

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**Cain & Fuller**

A superb opportunity to acquire an extended and enhanced semi detached cottage located in a sought after position close to a full range of amenities and facilities including Cirencester Park 20,000 hectares of open parkland verging Cirencester town open to the residents of the town on a daily basis. 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. The cottage benefits from attractive and flexible accommodation to the ground floor there is a selection of living areas including large lounge with attractive wood burner, double doors which lead to a light garden room/conservatory, well fitted kitchen with excellent range of storage opening out onto a dining/family room with double doors opening onto a secluded section of the garden. To the front there is an entrance hall with useful down stairs cloakroom. The first floor benefits from three family sized bedrooms and a contemporary family bathroom with separate bath and shower. Externally the cottage benefits from a secluded westerly facing garden providing a safe and secure environment for small animals or young children. It is a well established garden with gated access to the parking and a selection of attractive trees and storage. Properties in this location are rarely available we would urge early view through the vendors sole agent Cain & Fuller in Cirencester.

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### **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 30,000 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.

### **Outside**

Externally the cottage benefits from a secluded westerly facing garden providing a safe and secure environment for small animals or young children. It is a well established garden with gated access to the parking and a selection of attractive trees and storage.

### **Parking**

The cottage benefits from a long gravelled driveway with parking for three vehicles and pathway leading to the secure garden.

### **Council tax**

Band D

### **Tenure**

Freehold

### **Viewing**

Through the vendors sole agent Cain & Fuller in Cirencester

### **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. Some of the images have been digitally enhanced we would make prospective buyers of this and recommend they do their own physical inspection of the accommodation. The two bedrooms on the first floor in 5 Cheltenham road have been linked by taking down the internal wall as indicated on the floor plan, the door is still existing into both rooms it would be easy to re instate the internal wall.

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.





