



1 Larissa Gate, Stratton, Cirencester, GL7 2NJ
Asking Price £695,000

Cain & Fuller

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Number One Larrisa Gate offers a growing family a unique and excellent opportunity to acquire a well designed and presented high specification living space located in a secluded family area within a short walk of one of the town's leading primary schools. Larissa Gate is a small cul-de-sac of high quality homes offering a private and established position within Stratton a favoured village environment on the outskirts of Cirencester town with a range of local amenities including village shop/post office, period hotel and spa, two popular and well supported public houses and direct access into Cirencester Park, 20,000 hectares of parkland open to the residents of Cirencester on a daily basis. The house offers well planned and laid out family living space presented to a high standard and includes underfloor heating to the ground floor, a highly desirable feature in the English climate. Externally there are sunny south westerly facing private gardens, a garage and driveway with good access to the property. To view call 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 'Good' ranked primary school, village hall, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. With a junction at Stratton or Cirencester leading to a dual carriage giving good 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

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, leisure centre 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.

Description

Entrance door leads to a light hallway with modern oak floor, stairs to the first floor accommodation and access to most

ground floor accommodation, the lounge benefits from a dual aspect with large picture window to front aspect, a wide room with excellent space for large soft furnishing. To the rear the room has a wide opening onto a well proportioned and light dining room with picture window to the rear garden and sliding double doors to the kitchen/diner which offers high specification family living space with a selection of integral appliances, excellent range of built-in storage and a family sized breakfast bar. This room is very light with glazed double doors and window opening onto the sunny rear garden, there is ample space for a large American style fridge/freezer. A door opens to the side giving access to the useful utility room and downstairs cloakroom with side door to the outside, a must for any growing family and for those with muddy dogs from walking. Another must for the modern flexible worker is a home office, this property benefits from a good sized study to the front elevation providing an excellent light work space.

To the first floor the property offers well laid out spacious bedrooms with a selection of built-in wardrobes and storage, of special note is the large master bedroom with comprehensive storage and door opening onto a contemporary en suite shower room with window to the rear aspect. A further modern family bathroom services the remaining bedrooms in this spacious modern home. The property is presented in pristine condition throughout and benefits from under floor heating to the ground floor all thermostatically controlled with radiators servicing to the first floor living space. The windows are double glazed making the house a modern energy efficient family space.

Outside

The front garden is bordered by an established low level box hedge with central pathway access to the house and path to side leading to the driveway and garage, side gated access to the rear garden. The rear garden enjoys a sunny south westerly facing orientation, is mainly laid to lawn with well stocked flower/shrub borders and established seating area. The whole garden is enclosed creating a safe and secure environment for small animals or young children with gated side access and door leading to the garage.

Garage

There is a garage to the side of the property with power and

light, door to garden and door for access to the front. A gravelled driveway lies to the front with off road parking for multiple cars.

Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

EPC

EPC rating is C

Council Tax

Band F

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.

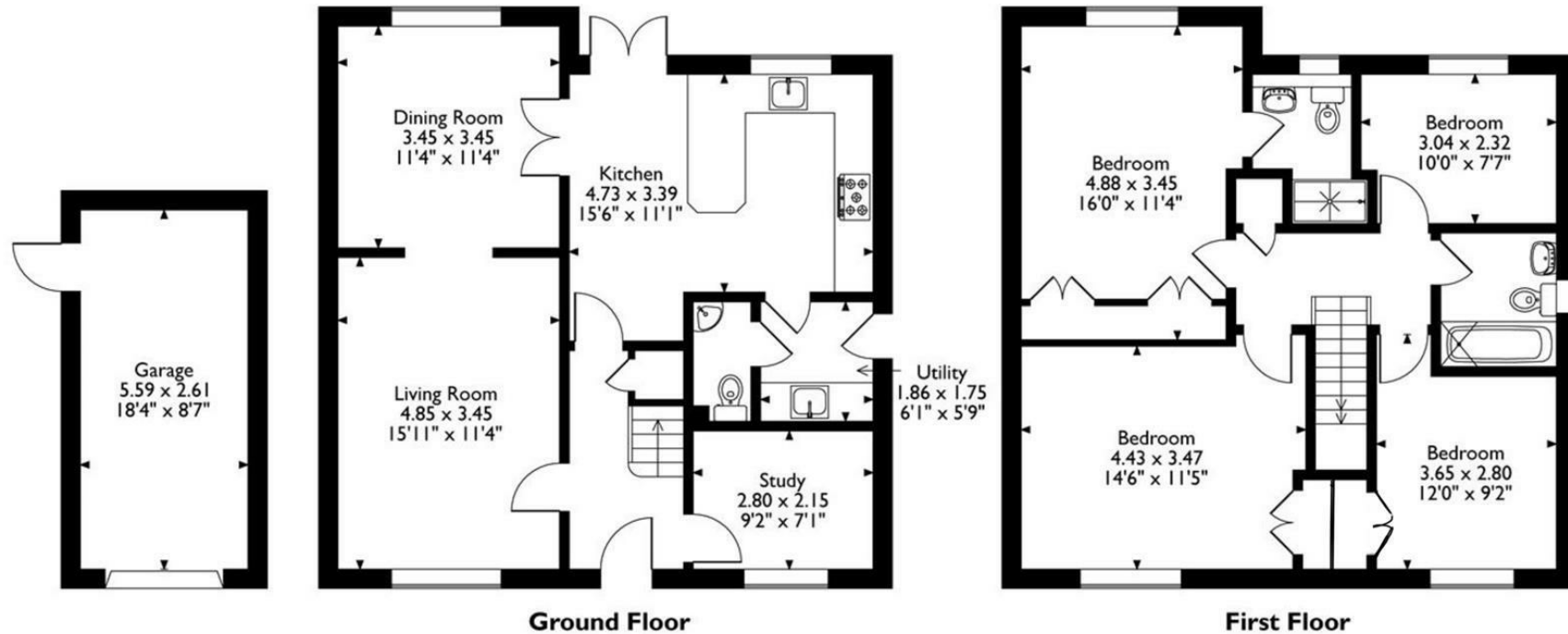
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





I Larissa Gate, Thessaly Road, Cirencester, Gloucestershire
Approximate Gross Internal Area
Main House = 134 Sq M/1442 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 149 Sq M/1603 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.