



5 Cheltenham Road, Stratton, Cirencester, GL7 2HU
Chain Free £537,500

Cain & Fuller

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Cain & Fuller

A superb opportunity to acquire a greatly extended and enhanced period town house located 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. Number 5 Cheltenham Road is situated in the heart of this vibrant community and offers flexible, stylish living space with a selection of both character features and the convenience of a modern family home. Externally there are secluded southerly facing lawned gardens and a private decked courtyard ideal for entertaining. The property is presented in excellent condition by the present vendors and we recommend early viewing through the vendors sole agent Cain & Fuller to avoid disappointment.

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Stratton

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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 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.

Amenities

Cheltenham Road 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

The property benefits from a range of features throughout. Period entrance door leads to a large open reception hallway with stairs to first floor, door to downstairs cloak room and access to a large cellar ideal for family storage. Of special notice is the ground floor accommodation which offers incoming purchasers a great deal of stylish and flexible living space with a large open lounge, attractive bay window to front aspect, separate dining/family room with access onto the inner decked courtyard, comprehensively fitted kitchen/breakfast room with utility room and a highly flexible further downstairs reception room offering a good sized study or maybe fourth bedroom for a large family. The house is set out on four floors, with the first floor boasting three bedrooms and a large family bathroom with separate shower and bath. The Master bedroom is located on the second floor which is a dual aspect room with views to front and rear over the surrounding area. The present vendor has had Sharp's fit a superb range of built-in storage a great advantage to this master suite. The property is warmed throughout by a gas fired heating system and is presented in excellent decorative condition.

Outside

The main lawned family garden benefits from a high degree of seclusion and a sunny southerly facing aspect with a slightly raised dining deck this garden offers a safe and secure outside space for small animals or young children. To the side of the house there is a highly secluded decked entertaining space with access onto the ding room and utility/kitchen an interesting and vibrant seating area.

Parking

The vendor parks on the Cheltenham road which is unrestricted in the area around the house.

Council Tax

Band C

Tenure

Freehold

Viewing

Through Cain & Fuller the vendors sole agent

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.





Gain Fuller
Estate Agents
FOR SALE

Stratton, 5 Cheltenham Road, Cirencester, Gloucestershire
Approximate Gross Internal Area
173 Sq M/1862 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.