



16 Saxon Road, Cirencester, GL7 1AX
Asking Price £429,950

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

A superb opportunity to purchase an extended four bedroom family home located in a sought after area with good access to both primary and secondary schools within the area. In the past the property has been extended and fully refurbished by the present vendors to create an appealing and flexible living space with the benefit of well proportioned reception rooms. There is an extensively fitted contemporary kitchen/diner with excellent range of storage and built-in appliances, useful and practical utility/cloak room and large entrance hall. A outstanding fracture of the house is the extended lounge /family room with large Woodburner used daily in the winter months. This room over looks the southerly facing rear garden and benefits from full length Bi-folding doors giving ideal access for the family in the winter months. To the first floor there are three well proportioned family bedrooms and a contemporary high spec family bathroom. The second floor has been converted by the present vendors to give an amazing master suite with a series of main and sky light windows giving a light living space with selection of storage and a large white contemporary bathroom with window to side. The property is warmed by a gas fired central heating system which is complemented by a series of Upvc double glazed windows. Externally a great benefit of the house is the extensive family gardens to the rear, offering a fantastic safe and secure environment for small animals or the growing family. To the front there is off road parking for two vehicles and a pleasant aspect over the green. We would urge early viewing of this excellent family home

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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

Saxon road is a much sought-after location due to its proximity to the town centre which is within walking distance. 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

Outside

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Council Tax

Band C

Viewing

Through Cain and Fuller in Cirencester

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.

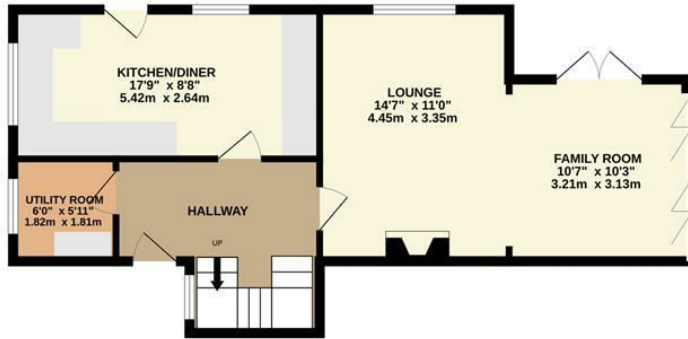
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

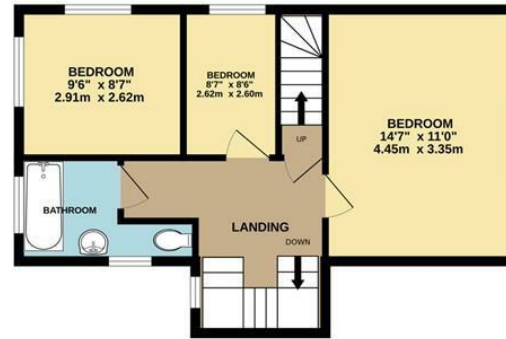




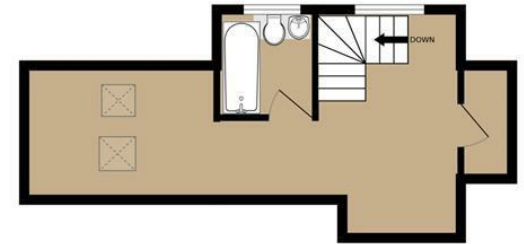
GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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