



19 Kingshill, Cirencester, Gloucestershire, GL7 1DE
Asking Price £600,000

Cain & Fuller

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Number 19 Kingshill is a unique opportunity to acquire a flexible family living space located in a secluded and attractive setting on the edge of Cirencester town within walking distance of a range of facilities and amenities. In the recent past the property has been improved and extended to provide a high specification home which is presented in superb condition by the present vendors. There is a selection of light and stylish living areas with four reception rooms, kitchen/breakfast room, three bedrooms and two high specification shower rooms. Externally the property boasts a large and totally secluded garden which surrounds the bungalow on all sides creating a sunny and interesting outside living space. To the side of the property there is a single detached garage with workshop to rear and also a detached glazed green house. Bungalows on the edge of Cirencester town are so rare we would urge early viewing through Cain & Fuller the vendors sole agent.

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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

Kingshill 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

Description

The bungalow boasts a selection of reception space with a large dual aspect lounge, separate dining room, useful open plan study area and an attractive double glazed garden room with access to the enclosed gardens. To the front of the property there is a large and light kitchen/breakfast room with superb range of storage a selection of built-in appliance as well as ample space for dining table. There are three double bedrooms with a good selection of storage the master of which benefits from an en suite bathroom with underfloor heating. There is also an additional family shower room to service the remaining bedrooms also finished to a superb standard. The bungalow is warmed throughout by a gas fired central heating system complemented by Upvc double glazed windows and doors.

Outside

19 Kingshill occupies an extremely large corner plot with well tended lawned gardens surrounding the property and presented in excellent condition by the present vendors. There is a selection of flower borders and specimen trees which give the garden total seclusion from the neighbouring properties. To the front the property is accessed via a secure five bar gate leading to a large driveway with parking for approx. 6 cars to the front and side of the bungalow. There is a detached single garage with workshop to the rear and a section of productive garden with glazed greenhouse. The garden is fully secure and provides a safe and secure environment for small animals or young children.

Tenure

Freehold

Council Tax

Band E

Single garage

Detached single garage with power and light and secure workshop to the rear with separate access to the gardens

Viewing

Through 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.

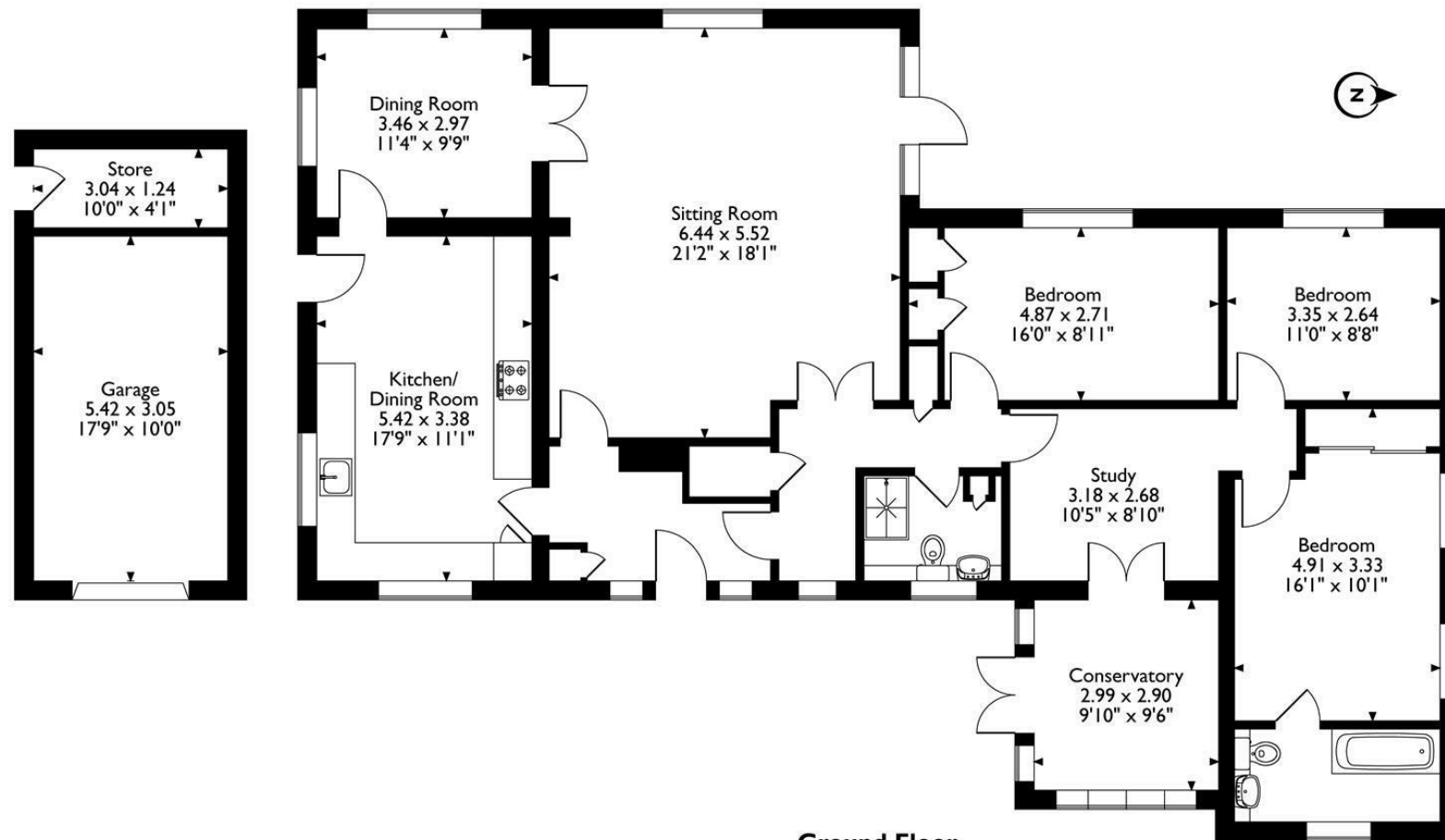
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





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Ground Floor

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