



8 Coates Lane, Coates, Cirencester, GL7 6JU
Chain Free £379,950

Cain & Fuller

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8 Coates Lane is a substantial extended three bedroom family home located in a highly secluded and attractive position within the sought after village of Coates on the edge of Cirencester town and well situated for the commuter with a direct rail link to London Paddington in the neighbouring village of Kemble. Over the recent past the accommodation has been refurbished and extended to provide both interesting and flexible living space presented in superb order. To the ground floor there is an outstanding ultra modern kitchen/dining/family room, open light living space with two sets of Bi-folding doors opening onto the large family garden and giving far reaching views over open farmland to the rear ideal for the summer months. To the side of this space there is a useful utility room and down stairs cloakroom ideal for the growing family. To the front aspect there is a sizeable home office/study which leads to the hallway with stairs to the first floor accommodation, ideal for the person who now works from home. To the rear of the house there is a large open living room with window and opening Bi-folding doors opening onto the rear garden, and the attractive feature of a inset contemporary Woodburner such a great thing to have in a country property. The first floor benefits from three double bedrooms the master of which boasts a contemporary En-suite Shower room ideal for a growing family, there is a further family bathroom servicing the other two bedrooms. All rooms at the first floor level benefit from open views over the village and farmland. Externally there are large lawned gardens of special mention is the rear garden measure it approx. 90 ft in length and enjoying a sunny open aspect to the rear over open farmland amazing ! To view this stunning stylish property call Cain & Fuller in Cirencester.

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Coates and Cirencester

Coates is located approx. Two miles from Cirencester which is an historic Roman town and 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.

Outside

To the front of the property, there is a lawn garden with bordering flowerbeds pathway to each of the front and side entrance doors. The front garden benefits from a pleasant view over the village Green.

The rear garden is an outstanding feature of the property with an extensive sandstone, patio entertaining space directly behind the house, leading to a large lawned area having the benefit of backing onto open farmland with far

reaching views. The garden provides a safe and secure environment for small animals or young children.

Section 157 local purchaser restriction

157 Housing Act 1985 – 8 Coates Lane, Coates was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website." As a purchaser go to the link <http://www.cotswold.gov.uk/media/1383134/application-for-consent-for-section-157-of-housing-act.pdf> for guidance

Parking

There is a residence parking area located to the end of the terrace, and also ample parking space available unrestricted along Coates Lane itself in front of the properties and Village Green.

Tenure

Freehold

Council Tax

Band C

Residents Parking

There is parking available on Coated Lane there is also a residents car park available at the end of the terrace.

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.

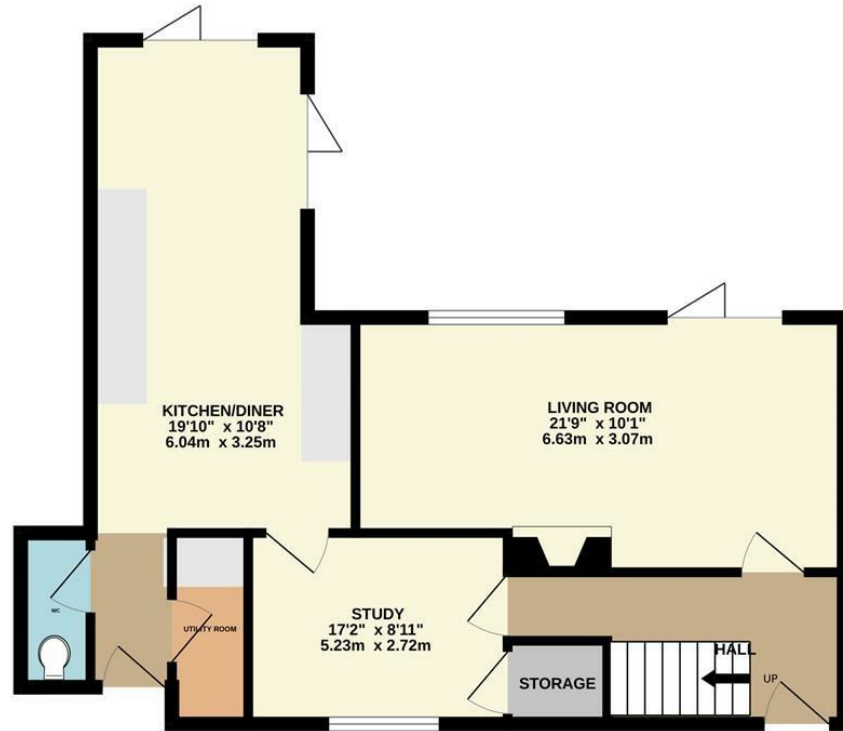
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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

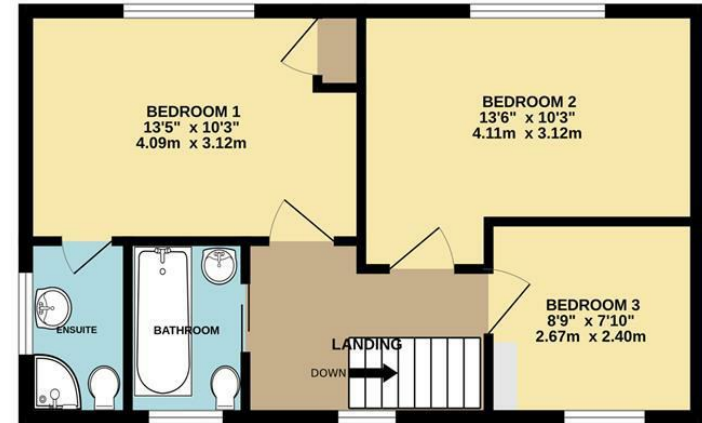




GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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