



**58 Overhill Road, Stratton, Cirencester, GL7 2LQ**  
**Asking Price £410,000**

**Cain & Fuller**

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**Cain & Fuller**

A unique opportunity to acquire an extended two bedroom semi detached bungalow, located in a sought after position on the edge of Cirencester town. Stratton is a small village positioned on the edge of Cirencester Town within a mile of the market place, it benefits from a good range of local facilities and give residents great access to the renowned Cirencester Park on a daily basis. The bungalow offers extremely well presented light spacious living accommodation with all of the main living areas looking onto a southerly facing secluded rear garden. The accommodation is presented in pristine condition by the present vendors. Externally there are well presented mature gardens with good parking and a large storage/workshop to the side of the property. The rear garden is an outstanding feature of the bungalow with its sunny secluded aspect and a detached studio/home office added by the vendors some time ago ideal for those homeworkers or someone has has a compelling hobby. We urge early viewing of this superb property bungalows in Overhill Road are rarely available, call the vendors sole agent Cain & Fuller for a viewing.

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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 outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

### **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.

### **Description**

.Entrance door leads to a good sized hallway with cloaks storage and access to most living areas, the principal reception space has benefited from a large extension in the past to now offer flexible and light living space currently split into lounging and dining areas by the present vendors with full height windows and opening double doors leading to the south facing secluded rear garden. The extended family kitchen has been comprehensively refitted with a sleek selection of contemporary storage and a wide selection of built-in quality appliances, with picture window and opening door onto the rear garden. To the front of the property there is a large master bedroom with extensive selection of built-in storage, a second bedroom with picture window to front which offers flexible light living space. The family bathroom has been extended to give a contemporary luxurious room with full white suite and thermostatic shower above the bath, the room also boasts storage and a window to the side aspect. To the corner of the garden with easy access from the back door there is a detached studio built many years ago by the present vendors to a very high standard. It offers flexible and useful additional living space for a variety of uses. The bungalow is presented in superb condition throughout benefiting from a gas fired central heating system complemented by Upvc double glazing.

### **Outside**

To the front and side of the property there is a large driveway with off road parking for three to four cars, side gated access to the rear garden and pathway to main entrance door. The rear garden is an outstanding feature of the property benefiting from a sunnny southerly aspect and a good degree of seclusion. Directly to the rear of the bungalow there is a large patio/entertaining space leading to an established lawn bordered by low maintenance borders, the whole being fully enclosed ideal for small animals or young children. A garden studio/home office was added by the present vendors some years ago a fantastic feature for the home worker as the studio is presented to a high standard and usable as addition living space all year around. There is also a large shed/workshop to the side of the bungalow.

### **Viewing**

Through Cain & Fuller in Cirencester

### **EPC**

To follow

### **Council tax**

Band C

### **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.

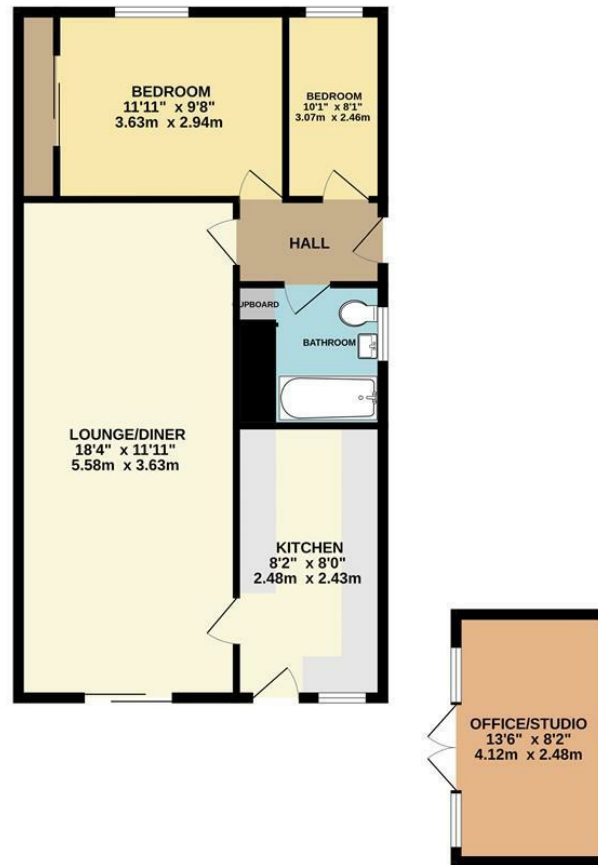
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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