



82 Cricklade Street, Cirencester, GL7 1JN
Asking Price £625,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

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

Cain & Fuller

It is so rare to find a genuine Cotswold stone family home located in the heart of Cirencester town centre with the benefit of a private south westerly facing walled garden and gated off road parking, look no further your search is over ! 82 Cricklade street offers an array of period character features married with the convenience of modern living having under gone sympathetic refurbishment in the recent past to now present a flexible and appealing family home. We are able to bring this stunning property to the market in a chain free position and would urge an early viewing to avoid disappointment. Call Cain & Fuller in Cirencester for a viewing.

Asking Price £625,000



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.

Amenities

Cricklade Street 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

82 Cricklade Street is a Cotswold stone grade two listed family home. The ground floor accommodation benefits from a large principal lounge located to the front of the house. This room is of a great proportion with a period stone open fireplace, selection of character features with a wooden floor which continues throughout the ground floor. The dining room is positioned in the very heart of the house, with a

Cotswold stone fireplace and ample space for a large table. There is a window to the side aspect and a door leading to a small and private study, ideal for those working from home. To the rear of the property the vendor has refitted the Kitchen/Diner with a modern Farmhouse style kitchen benefiting from a comprehensive range of storage and high quality fitted appliances. This family room has the benefit of a gas fired Rayburn. The kitchen has double doors into the south west facing walled garden. Any Cotswold house is not complete without a good sized utility room, which also gives access to a down stairs cloak room with built in shower. The first floor boasts a large master bedroom with an attractive stone fireplace and a good range of built in storage with a window to the side. There is a family bathroom with separate bath and fitted shower cubicle. There is a very useful open vaulted attic room, with access via drop down ladder from the landing. It is a light and airy space with a Velux window. The second floor offers a large open plan double bedroom with a selection of exposed timbers and a window to the rear aspect. The accommodation is presented in superb condition throughout and benefits from a modern well serviced gas fired central heating system.

Of special mention are the extensive vaulted cellars which run under most of the property and garden. They provide storage at present, however many people in the area have converted cellars to provide additional accommodation subject to normal planning and building regulation approval.

Outside

The property is located on Cricklade Street, which is a pretty mostly stone street in the heart of glorious Cirencester. There is a front entrance door to the property and a side access with secure gated access to the rear garden.

The rear walled garden is a superb feature of the house benefiting from a south westerly facing aspect with a good degree of seclusion. The garden is mainly laid to lawn with bordering low maintenance beds and a selection of shrubs

and flowers. It offers a safe and secure environment for small animals or young children.

To the rear corner of the garden there is secure double gated access to a gravelled parking area for two vehicles,- a rare and highly attractive feature in a town house.

Off road parking

There is gated off road parking for two vehicles along side the the rear garden.

Viewing

Through 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.

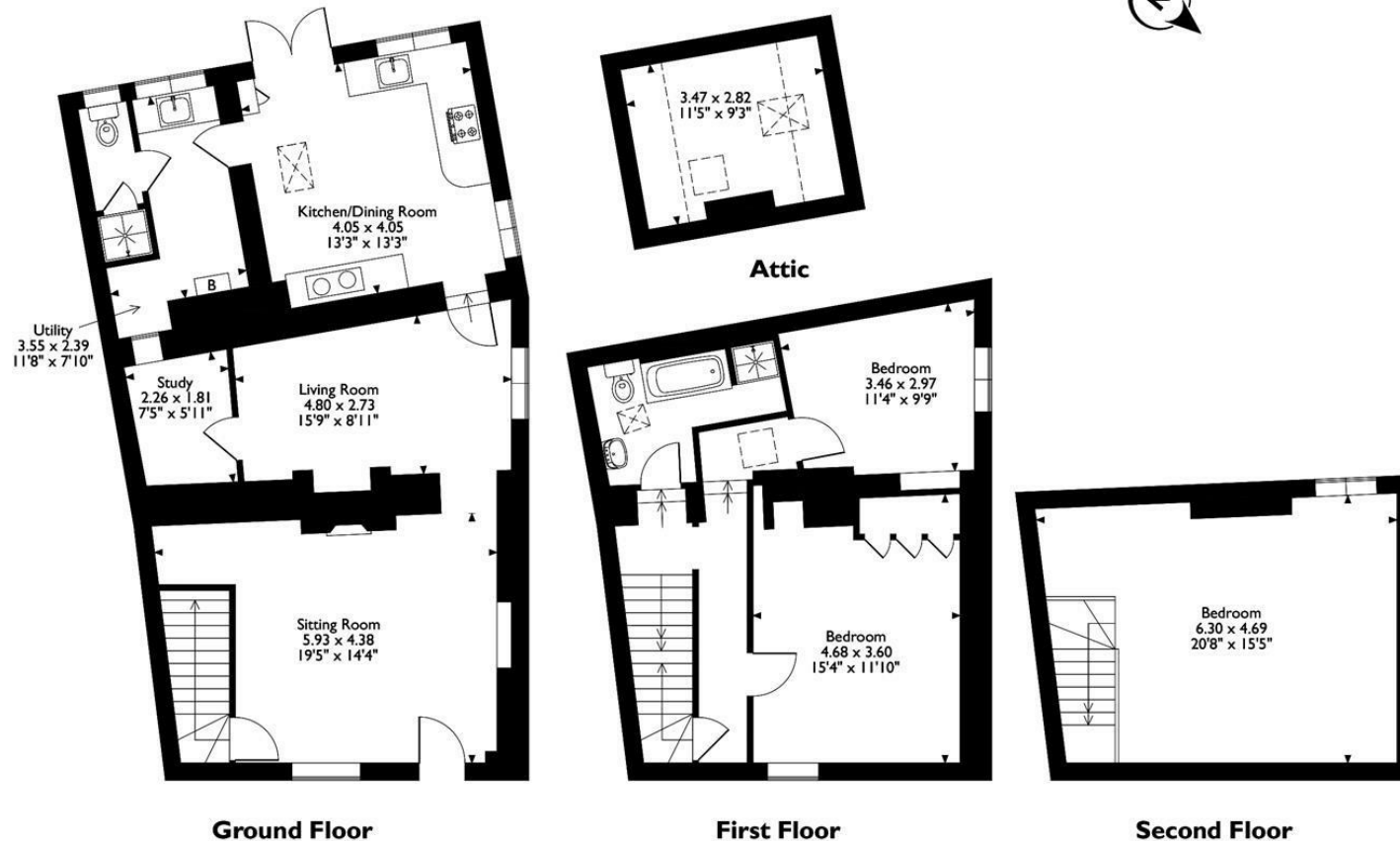
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





82 Cricklade Street, Cirencester
Approximate Gross Internal Area
158 Sq M / 1700 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.