



16 Whiteway View, Stratton, Cirencester, GL7 2HY
Chain Free £435,000

Cain & Fuller

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Available with NO-CHAIN !! A superb opportunity to acquire a three bedroom semi detached family home located in a highly sought after position on the edge of Cirencester close to a selection of local facilities and amenities including Cirencester Park, parkland open to the residents with a local pass ideal for a variety of country pursuits. Stratton as an area also benefits from a post office/convenience store, two public houses, hotel and well renowned primary school. The property has benefited from some updating in the last few months by the present vendor to now present an appealing family living space, improvements include new Upvc double glazed windows, full redecoration both internally and externally, new carpeting, and the installation of a new Woodburner in the dual aspect lounge ideal for the winter months. The property also benefits from a large comprehensively fitted kitchen/diner with full height double glazed doors leading to the rear garden and a useful downstairs cloakroom ideal for the small family. The house is warmed by a gas fired central heating system with gas safe certificate. Externally the property occupies a generous plot with a fantastic large family garden benefiting from a sunny aspect and a degree of seclusion. There is an established patio area to the rear of the house leading to a lawn with established borders. To the side of the property there is a detached garage with gated driveway to front. The front of the house there is a further driveway with off road parking for three cars and pathway to entrance door. We urge early viewing of this superb family home as properties in this area are rarely available, especially in a no chain position. Call cain and fuller estate agents of Cirencester to arrange 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.

Outside

To the front of the property there is off road parking for three cars, pathway leading to entrance door with storm porch over. The garden is enclosed by established fences and shrubs with close boarded double gates leading to a further driveway in front of the detached single garage.

The rear garden is an outstanding feature of the house being mainly laid to lawn with established patio to the rear of the house. The rear garden creates a safe and secure environment for small animals or young children and would give ideal scope to extend the accommodation subject to normal planning approval.

Single Garage

Single garage with open swing doors to front.

Tenure

Freehold

EPC

Rated E

Council Tax

Band C

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.

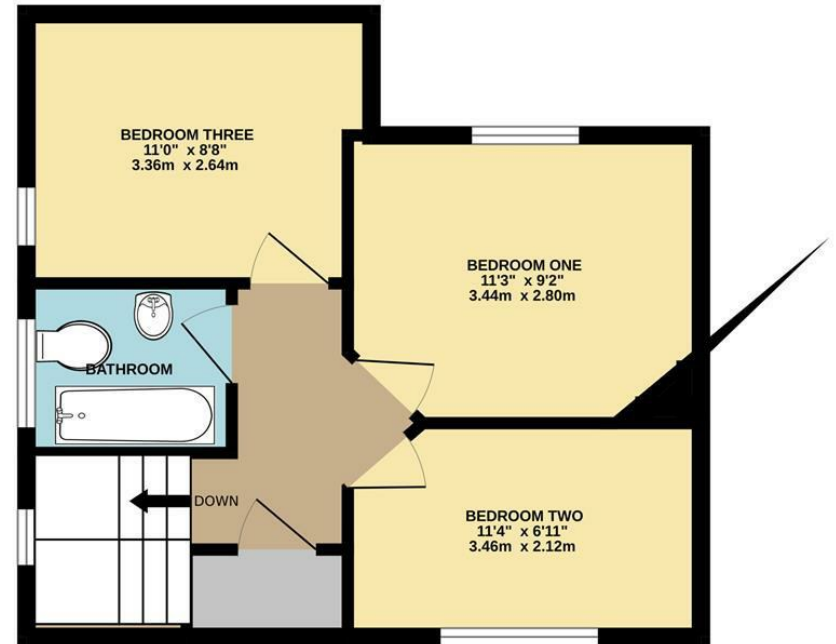




GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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