



14 Century Close, Cirencester, GL7 1FL
Asking Price £639,950

Cain & Fuller

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A four bedroom detached family home located in this highly sought after position on the periphery of Cirencester town close to a range of amenities and facilities including primary and secondary schools. To the ground floor, there are two principle reception rooms, a large and inviting reception hallway, downstairs cloakroom, a superb fully fitted kitchen/dining/family room with an extensive range of storage and built-in quality appliances and a useful and practical utility room. To the first floor there are four family sized bedrooms, the master of which benefits from a large en-suite, there is also a modern family bathroom to service the other bedrooms at this level. An outstanding feature of this property is the position of the plot within this select development. It benefits from established gardens to both front and rear aspects with the rear garden boasting a south westerly facing orientation and enjoying a high degree of seclusion. A great benefit is the detached double garage with parking to the front for five vehicles with access to the large double garage. A unique opportunity to purchase one of the large sought after designs in this popular area.

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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

Century Close is in 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.

Viewing

Through Cain & Fuller in Cirencester

Double Garage

Detached double garage with eaves storage.

Tenure

Freehold

Council Tax

Band F

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

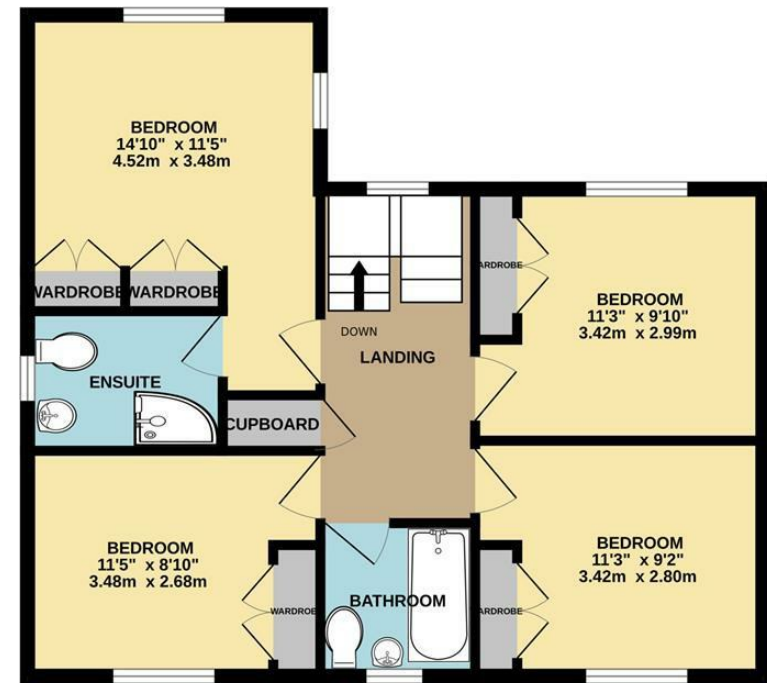




GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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