



**The Penthouse, Siddington Hall, Siddington, GL7 6HR**  
**Chain Free £227,500**

**Cain & Fuller**

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**Cain & Fuller**

A superb opportunity to purchase a penthouse apartment located in a both interesting and exceptionally decorative period property located in an established village setting to the south of Cirencester town. Siddington Hall was refurbished by a local building company within the past in a both sympathetic and creative manner. Throughout the building, there is a full range of period features and each apartment has managed to keep its own identity and individual design. The penthouse is the largest and most luxurious of the apartments within the building. It is located on the second floor and as such has a selection of pleasant far reaching views over open farmland surrounding the village. The internal fitments within the apartment include a modern contemporary oak kitchen and a modern white bathroom suite and a modern central heating system. Careful consideration has been shown to enhance the period features which include fireplaces and stone mullion windows as well an extremely large and well proportioned living rooms. The apartment is presented in excellent order by the present vendor we recommend early viewing through Cain & Fuller to avoid disappointment.

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## **Siddington**

Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail link to London Paddington in the neighbouring village of Kemble a daily commuter service.

## **Near by 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.

## **Outside**

Siddington Hall is a stunning building, there is a selection of communal lawned areas to the front and rear of the building as well as the car park all for use by the residents of Siddington Hall. To the rear corner of the car park there is also a large secure refuge area. Residents also have access to a rear security door to the building with door intercom to each apartment with door entry system.

## **Parking**

There is allocated parking in the carpark at the rear of the building.

## **Tenure**

Leasehold

125 year lease from 2006

Maintenance of £50.00 per calendar month

## **Council Tax**

Band A

## **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.

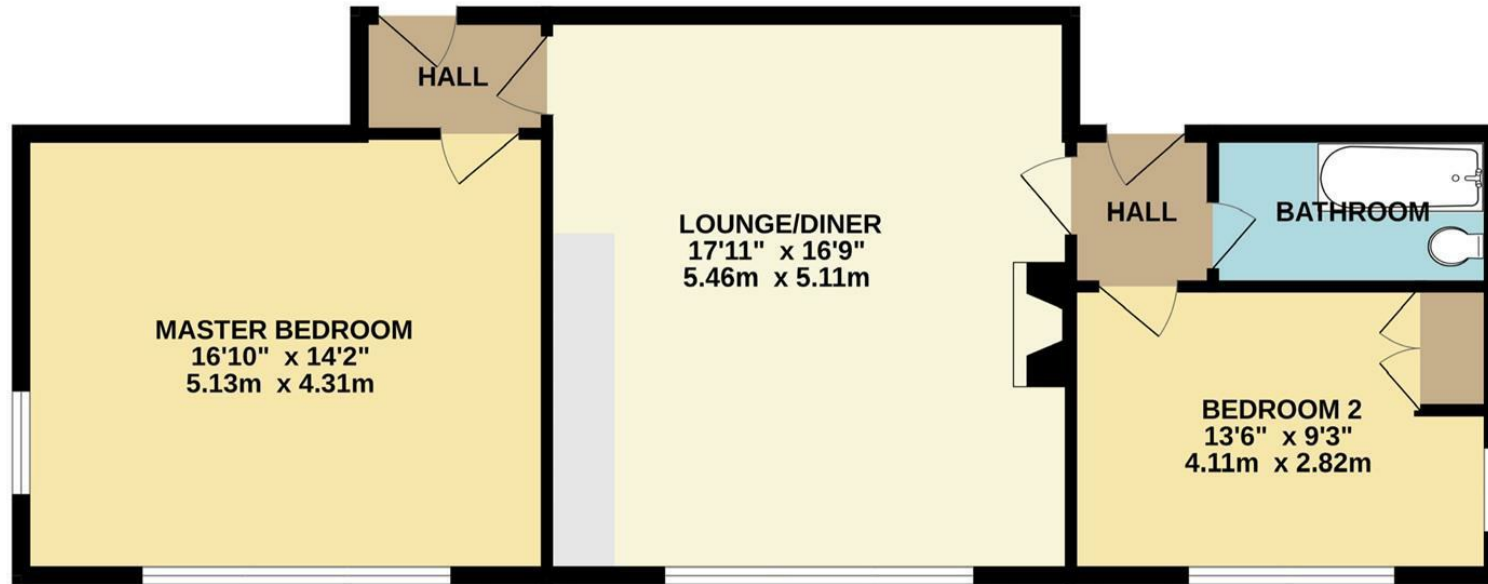
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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