



1 Victory Row, Coates, Nr Cirencester, GL7 6NP
Asking Price £485,000

Cain & Fuller

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A superb opportunity to purchase an extended three bedroom family home located in a highly secluded and attractive position within the sought after village of Coates on the edge of Cirencester town and well situated for the commuter with a direct rail link to London Paddington in the neighbouring village of Kemble. Over the recent past the accommodation has been refurbished and extended to provide both interesting and flexible living space presented in superb order with all of the attributes of a village house including wood burners located in each of the reception rooms. There are three family sized bedrooms and an efficient oil fired central heating system complemented by double glazed stone mullion windows. Externally there are large gardens to both front and rear mainly laid to lawn with a large front to back driveway and detached garage/workshop. The property benefits from pleasant views of Coates the village and surrounding countryside. Call Cain and Fuller in Cirencester to arrange a viewing.

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Coates and Cirencester

Coates is located approx. Two miles from Cirencester which is an historic Roman town and 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

Open plan storm porch has entrance door leading to a large reception hallway with stairs to first floor accommodation and access to reception space in the property. There is a large dual aspect living room with pleasant aspects onto front and rear gardens, a light and airy room focused around the woodburner inset into an attractive fireplace with hearth. To the rear of the house there is a well proportioned dining room with large window to rear garden, attractive fireplace with fitted Morso woodburner, mantle and hearth. There has been an extension added to the side of the property in recent years which provides a large kitchen/breakfast room with extensive storage windows and door access to the rear garden. To the first floor the property benefits from three well proportioned family bedrooms all of which benefit from built-in storage and have pleasant

views. The large landing has a full height airing cupboard, window to front with far reaching rural views and door leading to the modern white family bathroom with fitted bath and shower. The accommodation is warmed throughout by an efficient Oil fired central heating system and is complimented by UPVC double glazed stone mullion windows and doors. The house is presented to an excellent standard with some recent redecoration.

Outside

One of the outstanding features of the property is the size of the plot which it occupies giving open views to the front and a secluded rear family garden. The front garden is laid to lawn with well tended flower borders, pathway to entrance door to the property. Vehicle access to the front is through a five bar gate opening onto a large gravelled driveway with additional double gates to the side of the house which open onto a further driveway giving access to the detached garage/workshop. The rear garden is mainly laid to lawn with a selection of established borders with shrubs and bushes making an ideal secluded family garden totally secure creating a secure space for small animals or young children. To one corner of the garden there is a detached summerhouse/studio this could make an ideal home office if required by incoming purchasers. There is also a green house and garden storage area with large wood store and space for bins etc. The gardens are a truly outstanding feature of this property as well as the rural aspects and position.

Detached Garage/workshop

There is a substantial detached garage/workshop an ideal working and storage space with access door to front, pedestrian door to side for access from the garden.

Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

Council Tax

Band D

EPC

To follow

Section 157 local purchaser restriction

157 Housing Act 1985 – 1 Victory Row Coates was formerly

part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website." As a purchaser go to the link <http://www.cotswold.gov.uk/media/1383134/application-for-consent-for-section-157-of-housing-act.pdf> for guidance

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

Cain & Fuller

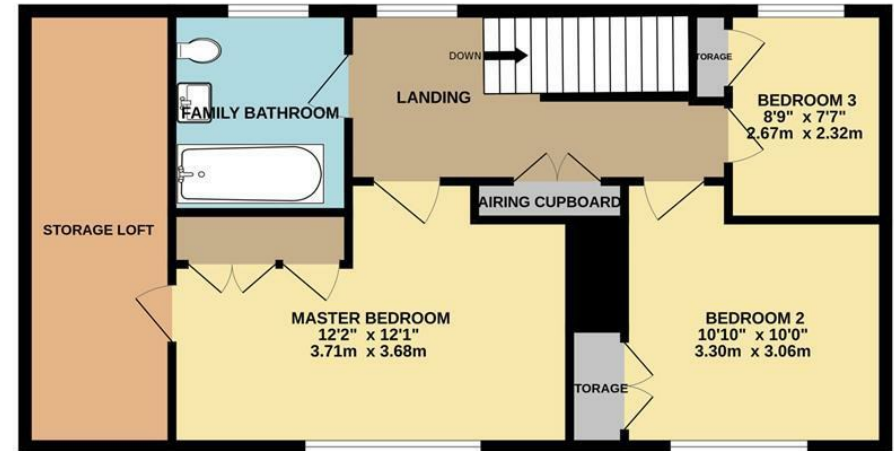




GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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