



The Old Dairy Bowling Green Lane, Cirencester, GL7 2DY
Asking Price £379,950

Cain & Fuller

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A rare and unique opportunity to purchase an extended and greatly improved Cotswold stone period property located in a convenient position on the edge of Cirencester town close to a wide range of amenities and facilities yet offering the beauty of views and direct access onto open farmland. The property benefits from a full range of period features including exposed Cotswold stone walling and beams throughout and a fully functional wood burner to the main living room used daily by the vendors in the winter months. There is a comprehensively fitted kitchen with an excellent range of eye and base level storage units and benefiting from a period flagstone sealed floor and views to open fields. The separate dining room has in the past also provided a second bedroom with direct access to the contemporary family bathroom with fitted bath and shower. The first floor boasts a large luxurious master bedroom with selection of storage and far reaching open views and a large landing with additional storage and providing a useful potential office space for the home worker. There is also easy access to the open plan loft/storage room which has a velux window for natural light and a series of exposed timbers. Most rooms in the cottage benefit from attractive views onto open farmland a highly pleasing feature. Externally there is a private low maintenance garden with secure gated access onto Bowling Green lane which provides easy unrestricted parking. The cottage also benefits from an allocated parking space within the farmhouse courtyard to the side. We would urge early viewing of this truly unique and stylish Cotswold stone cottage, call the vendors sole agent Cain & Fuller in Cirencester.

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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

Bowling Green Lane 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.'

Parking

The property benefits from one allocated space within the farm courtyard, there is also unrestricted parking on bowling green lane outside the property.

Outside

Externally there is a private low maintenance garden with secure gated access onto Bowling Green lane which provides easy unrestricted parking. The cottage also benefits from an allocated parking space within the farmhouse courtyard to the side.

Viewing

Through Cain & Fuller in Cirencester

EPC

To follow

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.

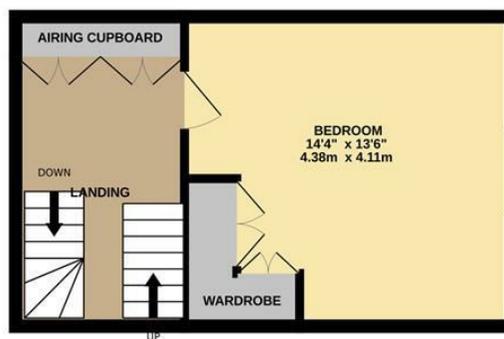




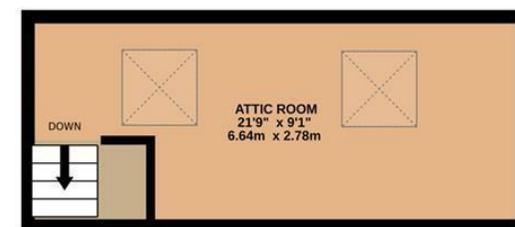
GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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