



29 Church Street, Cirencester, GL7 1LE
Chain Free £418,500

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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A spacious cotswold cottage nestled in the heart of the historical town of Cirencester close to a full range of amenities and facilities district. 29 Church Street is a rare gem for Cirencester real estate. The cottage is located close to a selection of parks and all of the facilities and amenities that Cirencester has to offer its residents. Its recent Cotswold stone construction offers peace of mind to its residents with all the benefits of modern construction with its high energy efficiency and low maintenance. In the recent past the cottage has undergone a refurbishment to include new fitted kitchen/dining/family room with extensive selection of storage and selection of quality integral appliances, replacement windows and doors with direct access onto the rear garden, new luxurious family bathroom with large glazed shower cubicle and modern freestanding four legged bath, new combination gas fired boiler servicing central heating and hot water needs to property, new Upvc double glazed windows and doors. The truly outstanding feature of the ground floor accommodation is the underfloor heating system recently installed and operated through the heating system being fully thermostatically controlled through a flexible app. The current vendors have fully refinished the property decoratively to now present a contemporary and stylish living space ideal for the family. The downstairs accommodation also benefits from a large hallway and a very useful downstairs cloakroom ideal for entertaining or the family. The house benefits from a secluded rear garden being fully enclosed creating a safe and secure environment for small animals or young children. Directly behind the house there is an established patio area with access to the main garden. We urge early viewing of this fabulous mews town cottage and can offer it CHAIN FREE.

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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

Church street is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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.

Outside

The house benefits from a secluded rear garden being fully enclosed creating a safe and secure environment for small animals or young children. Directly behind the house there is an established patio area with access to the main garden.

Parking

Church street offers unrestricted parking for its residents.

Council Tax

Tenure

Freehold

EPC

The rating is 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.

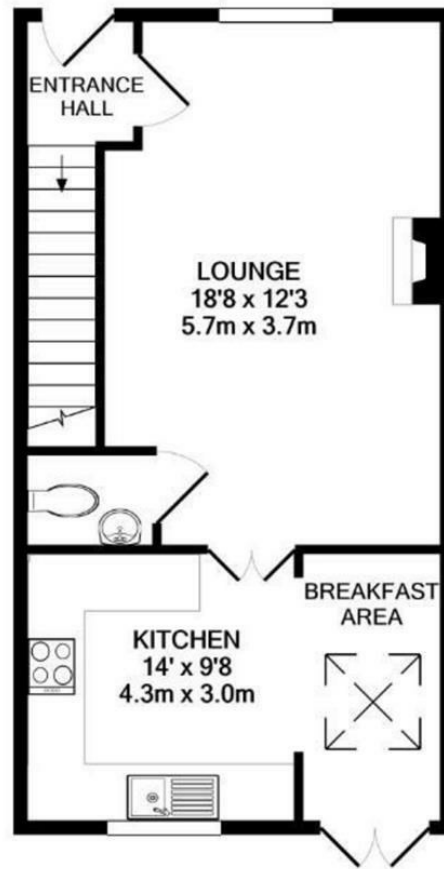
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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

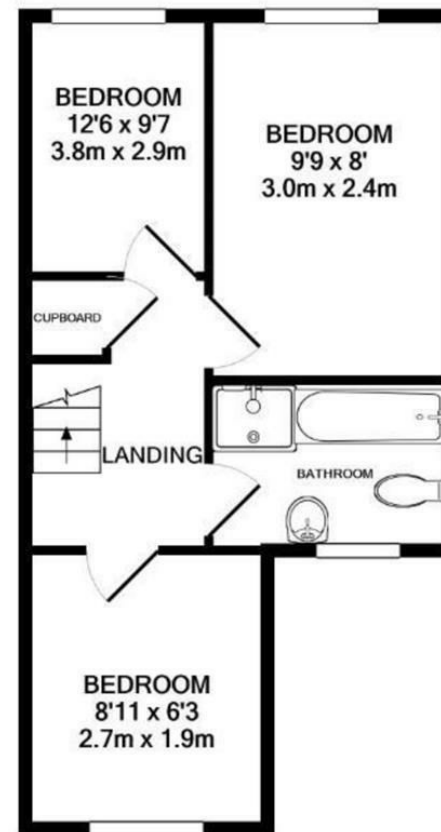
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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