



16 Haresfield, Stratton, Cirencester, GL7 2NE **Asking Price £275,000**

An opportunity to purchase a two bedroom family home located in Stratton village a highly sought after area on the outskirts of Cirencester, close to a selection of local amenities including a renowned primary school, two public house's, convenience store/post office and daily access to Cirencester Park, an amazing amenity for residents of the area. The property is presented in good condition with a large kitchen/Diner recently refitted with a range of contemporary units and a selection of built in appliances, this room also benefits from a door and windows opening onto the private family garden. To the front of the house there is a large main lounge with pleasant views to the front garden. The central hallway has outside doors giving access to the front and rear gardens. To the first floor there are two large double bedrooms and a modern family bathroom with bath and fitted shower, large window to the rear aspect. From the first floor at the front there are far reaching views to Cirencester town and park. Externally there are large enclosed sunny gardens and a single garage with parking for one vehicle. The property is warmed throughout by a gas fired central heating system complemented by Upvc double glazed windows and doors. We urge early viewing of this superb family home located within the ever popular area of Stratton on the outskirts of Cirencester.



Stratton

Stratton a small village positioned on the edge of Cirencester Town within a mile of the market place, this area has an Ofstead outstanding rated primary school and a selection of local amenities including village shop/post office, public house, local clubs and associations. Ideally situated for open country walks and approximately 15 minute walk into Cirencester town centre. Swindon c.16 miles; Cheltenham c.18 miles; Oxford c.38 miles Kemble station c.3 miles (London Paddington about 75 minutes)

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.

Outside

To the front of the property there is a lawned garden with pathway to entrance door. To the rear of the house there is a good sized lawned garden with slabbed area to the rear of the kitchen/diner. The garden is fully enclosed creating a safe and secure environment for small animals or young children. A pathway leads the length of the garden to the rear parking.

Single garage and parking

To the rear of the plot there is a single detached garage with up and over door to front, personal door to rear to the garden. There is parking in front of the garage.

Council tax

Band C

Tenure

Freehold

EPC

To follow

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 845 sq ft (77.5 sq m) approx.
Measurements are approximate. Call to view. *Relative positions only.
Map with Homepoint.co.uk



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