



22 Albion Street, Stratton, Cirencester, GL7 2HT
Chain Free £350,000

Cain & Fuller

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Cain & Fuller

A superb opportunity to purchase a detached Cotswold stone cottage with a large single garage to the side the property all located in a highly sought after location on the edge of Cirencester town opposite Cirencester Park approx. 30,000 acres of open parkland open to residents of Cirencester town on a daily basis. Stratton is a small village located within a mile of Cirencester market place and benefits from a selection of local facilities including convenience store/post office and public house. The accommodation benefits from a selection of period features including an attractive open fireplace and beamed ceiling to the main reception area. There are two well proportioned reception rooms to the ground floor and a dual aspect well appointed modern fitted kitchen with selection of built in appliances. To the first floor there are two double bedrooms and a large modern family bathroom. The cottage is warmed throughout by a gas fired central heating system and is presented in good order. Externally there is a highly secluded courtyard garden benefiting from a sunny southerly facing orientation, a secure and pleasant outside space, the cottage also benefits from a large single garage to the side of the property a fantastic asset in this beautiful street setting. We are able to bring the property to the market in a chain free position and would urge early viewing through the vendors sole agent Cain & Fuller in Cirencester.

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Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington

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 30,000 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

The cottage is located in the sought after Albion street area with a beautiful selection of Cotswold stone period property. Stable entrance door gives access to a private courtyard with ample outside seating space to enjoy the southerly facing orientation with entrance door to cottage. A very private and secure courtyard garden.

Single garage to side

There is a detached garage located to the side of the cottage giving the owners of the cottage parking and storage.

EPC

E rating

Viewing

Through Cain & Fuller in Cirencester

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.

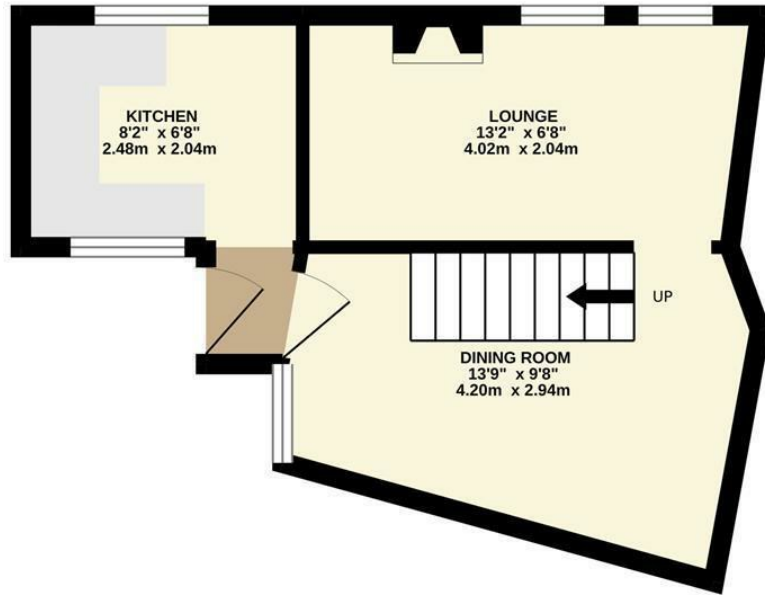
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

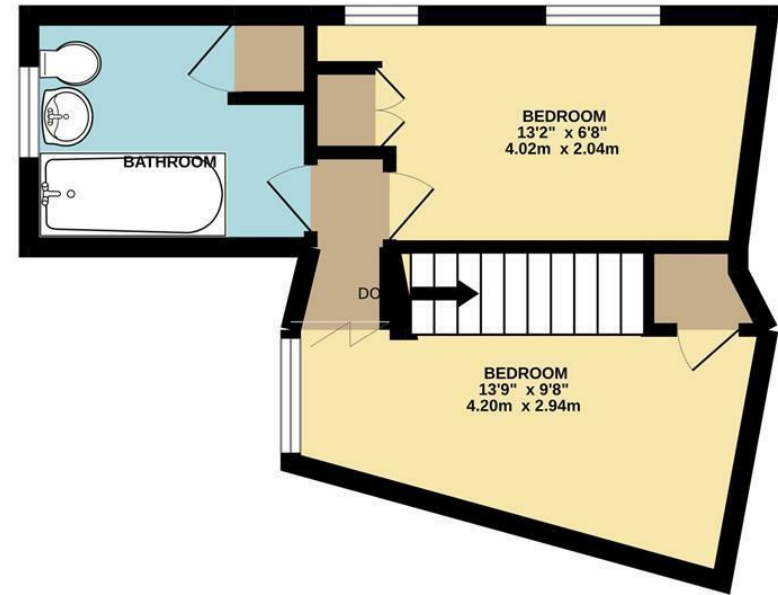




GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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