



**1 Empire Villas Ashton Road, Siddington, Cirencester, GL7 6HB**  
**Asking Price £565,000**

**Cain & Fuller**



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Number One Empire Villas offers prospective purchasers a unique opportunity to acquire a spacious five bedroom family home located in a thriving village to the south of Cirencester town with a variety of local amenities and facilities including well supported primary school, renowned public house, post office/village stores and a selection of local clubs and associations in the village community. The property has been substantially extended and refurbished in recent years to present a flexible, stylish and appealing family living space presented in excellent condition by the present vendors. The main benefit of the house is the size and proportion of the accommodation ideal for a large family with a good selection of well proportioned rooms and facilities. Externally to the front there is extensive off road parking and a low maintenance garden, one of the outstanding features of the rear garden is the open south westerly facing aspect over open farmland. High specification family properties are in high demand in this area we urge early viewing to avoid disappointment.

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## Siddington

Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail link to London Paddington in the neighbouring village of Kemble a daily commuter service.

## 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.

## Description

The outstanding feature of this property is the size and proportion of the accommodation. It is approximately 2000 square-foot of internal living space a truly sizeable family property offering amazing accommodation. Entrance porch leads to a large entrance hall with deep storage cupboards, access to first floor accommodation. The ground floor

benefits from a selection of reception space, to the rear of the property there is a large kitchen/dining/family room fitted to a high standard and benefiting from open views to farmland at the rear with access to the rear garden through a series of bi-folding doors. The kitchen is of a contemporary high standard with an excellent range of storage and built-in appliances. It also has the benefit of a central chefs island with breakfast bar to one side. To the side of the space there is a large utility room and downstairs cloakroom again with a back door to the garden. The front elevation of the house benefits from three reception rooms, a formal lounge with large picture window to front, useful study/home office and an additional family snug. To the first floor there are five family size bedrooms, all of very good proportions, the master suite benefits from a range of built-in storage and large ensuite shower room. There is an additional family bathroom to service the other family members. The house is warmed throughout by a gas fire central heating system which is complemented by a series of double glazed windows. For those applicants looking for a sizeable family property within the price range, we would recommend early viewing

## Outside

Externally to the front there is extensive off road parking and a low maintenance garden. The rear garden benefits from having an open aspect onto farmland. This is a sunny south Westerly facing View enjoyed all year round by the present vendors. The garden is totally secure, providing a secure environment for small animals or young children, it is laid to a low maintenance format and as such is usable all year round ideal for the growing family.

## Viewing

Through Cain & Fuller in Cirencester

## Tenure

Freehold

## Council Tax

Band B

## 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.

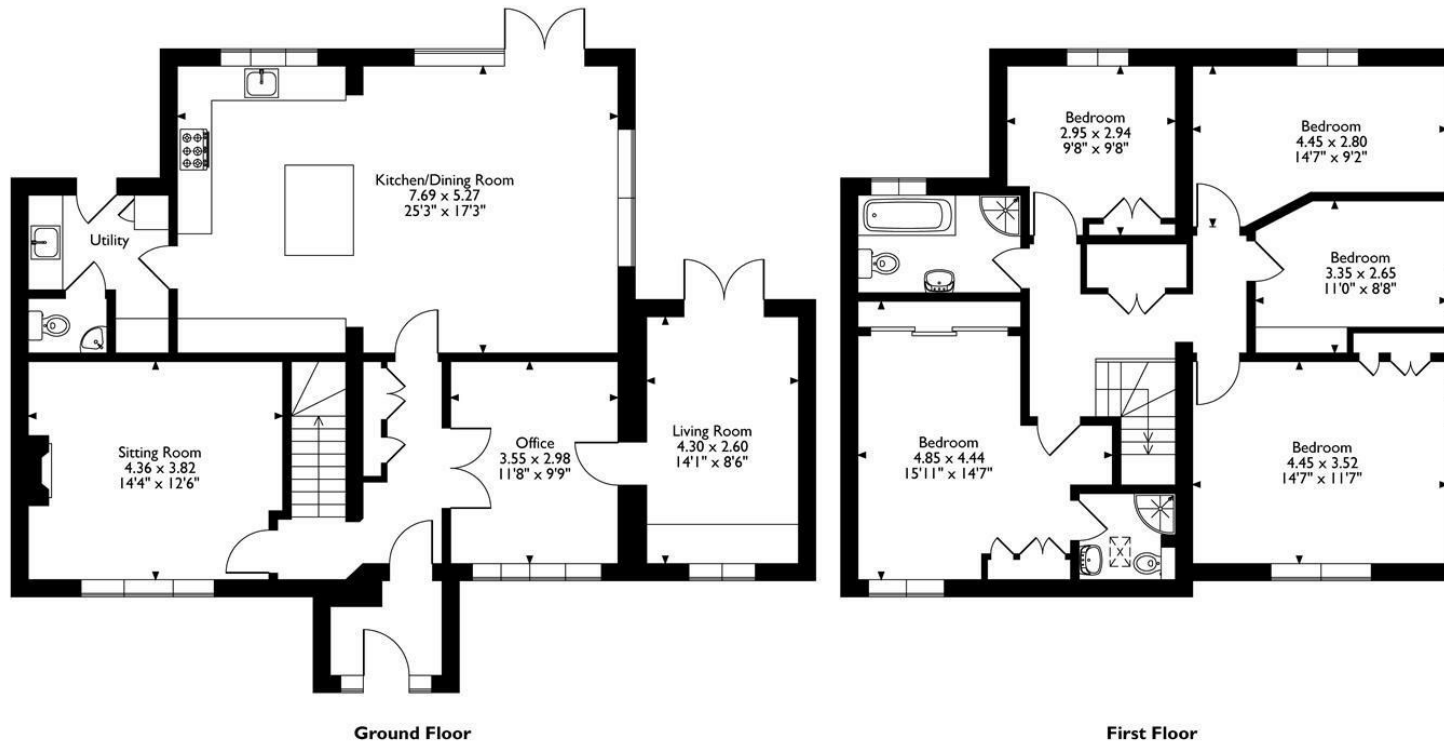








I Empire Villas, Ashton Road Siddington, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
187 Sq M/2013 Sq Ft



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