



**20 Partridge Way, Cirencester, GL7 1BQ**  
**Asking Price £545,000**

**Cain & Fuller**

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**Cain & Fuller**

A superb opportunity to purchase a stunning detached family home located within this highly sought after area on the out skirts of Cirencester town close to a full range of amenities and facilities including a selection of primary and secondary schools. In recent years the property has refurbished and extended to now present an appealing and stylish family living space presented in superb condition by the present vendors. Externally there is good parking to front and a safe and secure rear garden ideal for the growing family with a good level of seclusion. We would urge early viewing of this stylish four bedroom family home located in this sought after area. Call Cain & Fuller in Cirencester to arrange a viewing.

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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

20 Partridge Way 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.'

## Description

20 Partridge Way is a unique appealing family living space presented in excellent condition by the present vendors. Entrance door leads to a large and bright hallway with stairs to first floor accommodation and access to the main living space on the ground floor including downstairs Wc cloakroom a must for the family. To the front of the house there is a large open living room with feature chimney breast and ample space for soft furnishings. The centre of the house benefits from a stunning kitchen/diner refitted in the recent past to an extremely high standard with a comprehensive range of storage and selection of quality built-in appliances, the format of this living space includes a central Chef's Island with additional storage and recessed sink and drainer with ample space to side for a large family dining table. Of special mention in this room is the large range cooker ideal for the growing family and double doors giving direct access to the rear garden. From the kitchen area a large opening leads to a family room with vaulted ceiling and Bi-folding doors which open directly onto the rear garden a fantastic additional living space for the growing family which has been added in recent years. To the side of the house a Utility room has been with door giving access to an attached single garage providing great storage and a personal gym for the vendors presently. With the rise of hybrid home working the house offers the benefit of a further study to the rear elevation with window and access to the rear garden a must have room for so many modern families. The first floor accommodation benefits from four bedrooms with a selection of built-in storage and a contemporary white family bathroom with fitted bath and shower. The house benefits from a gas fired central heating system complemented by Upvc double glazed windows and doors, the present vendors has presented the living space in excellent condition throughout with a selection of attractive floor coverings and contemporary decoration, we urge early viewing.

## Outside

To the front of the house there is a gravelled driveway with good parking for two vehicles to the front of the house and

garage. The rear garden is an outstanding feature of the property being mainly laid to lawn with a selection of established patio areas and selection of low maintenance attractive borders. Ideal for the family the garden provides a safe environment for small animals or young children being fully enclosed with gated side access.

## Council tax

Band E

## Tenure

Freehold

## Viewing

Through Cain & Fuller in Cirencester

## Driveway parking

There is gravelled parking to the front of the house for two cars with access to the house.

## 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.

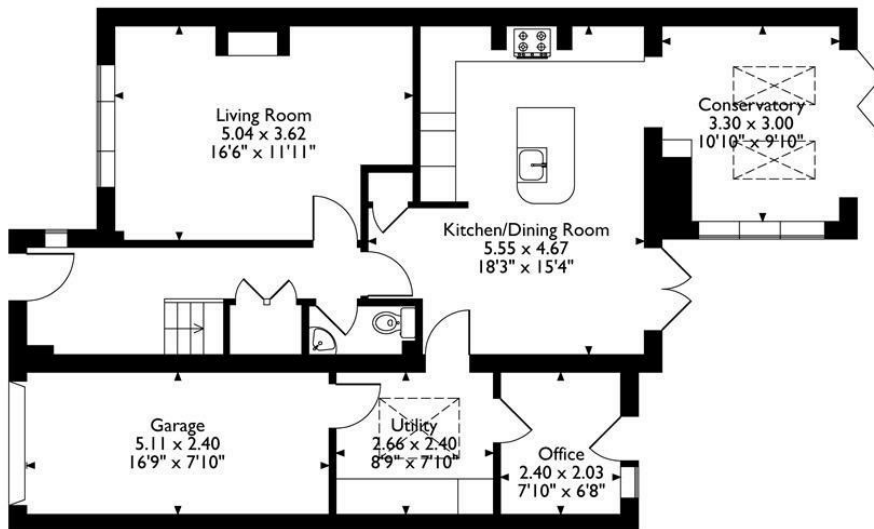
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

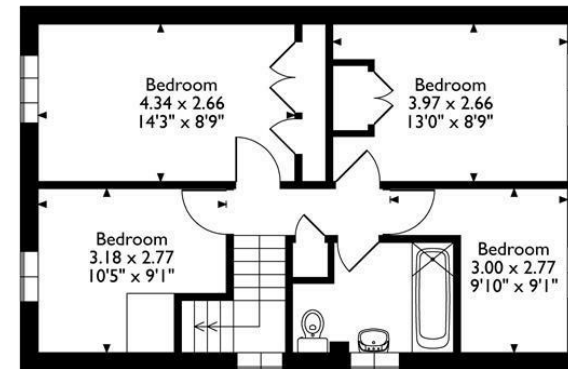




20 Partridge Way, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
140 Sq M/1507 Sq Ft



**Ground Floor**



**First Floor**

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