



9 Beaufort Court Chesterton Lane, Cirencester, GL7 1WJ
Asking Price £435,000

Cain & Fuller

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Cain & Fuller

A unique opportunity to purchase a superbly presented modern four bedroom home located in a secluded and exclusive area on the very periphery of Cirencester town centre close to a full range of facilities and amenities. In recent years, the present vendor has upgraded the accommodation to an excellent standard throughout. The house boasts four bedrooms with two bathrooms and a selection of light and well proportioned reception space with living room opening onto the rear garden. Throughout the property there is a good range of built-in storage and the present vendor has presented the house in superb condition. Externally the property boasts low maintenance gardens to the front and rear, the rear garden enjoys a south facing orientation and is a superb feature of the property. Within the courtyard there is a single garage with parking to front which benefits from a boarded eaves storage area. We urge early viewing of this unique townhouse through Cain & Fuller in Cirencester.

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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

Beaufort Court is 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.'

Outside

Beaufort Court is an exclusive small development of unique modern townhouses located within the town of Cirencester close to the full range of amenities and facilities that the town has to offer. Each property benefits from secluded gardens to both front and rear, number 9 boasting a highly secluded and well established rear garden giving rear access onto the secluded courtyard to the rear with allocated parking in front of a series of single garages all owned by the residents. To the front of the house there is a low maintenance enclosed front garden with gated pedestrian access and pathway leading to the entrance door, the rear garden boasts a sunny south facing orientation and a high degree of seclusion.

Single garage and parking

Single garage with power and light, up and over door to front and access in the garage to a large eaves storage area. There is parking in front of the garage for owners of number 9 Beaufort Court.

Tenure

Freehold

Council tax

Band D

Viewing

Through Cain and Fuller in Cirencester

EPC

D Rating

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.

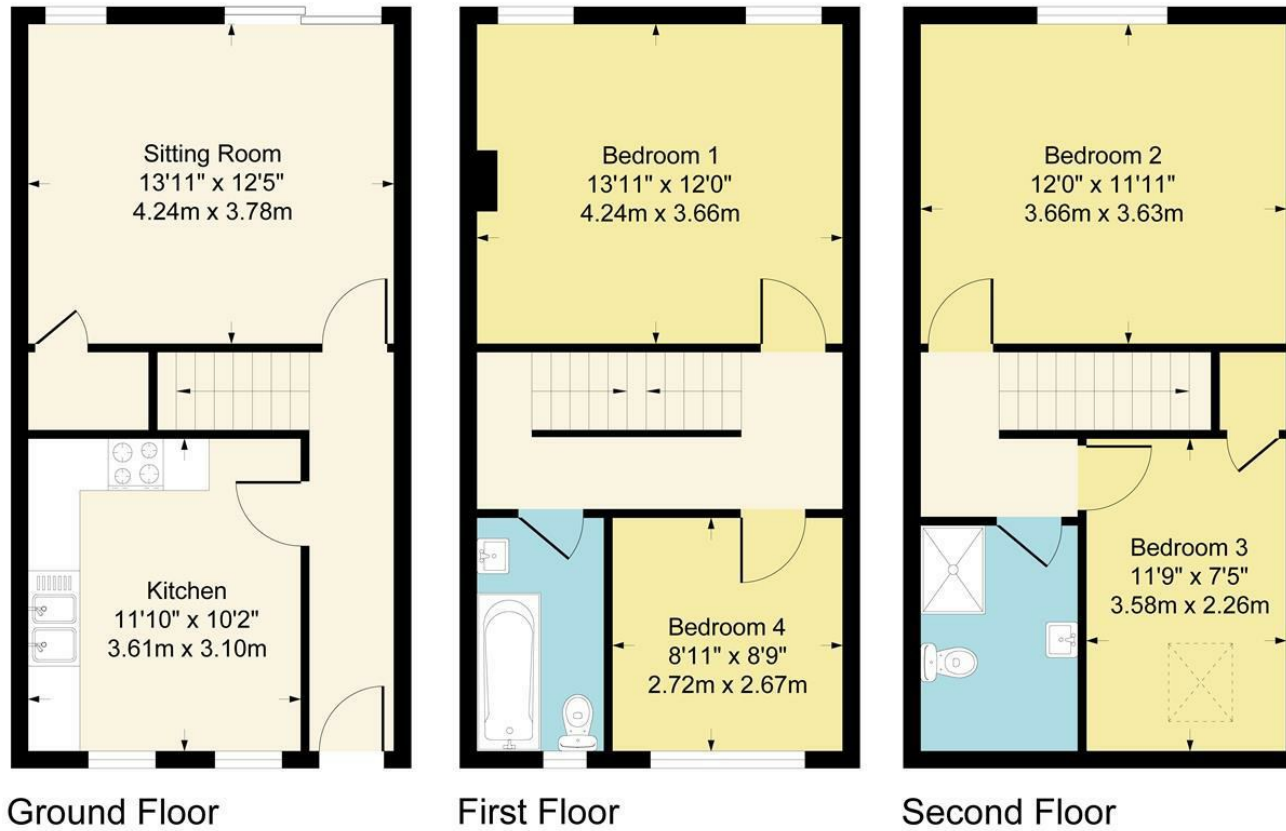
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





Approximate Gross Internal Area
1158 sq ft - 108 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.