



6 Parkway, Siddington, Cirencester, GL7 6HH
Guide Price £420,000

Cain & Fuller

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6 Park Way is brought to the market in a chain free position the house offers prospective purchasers an excellent opportunity to acquire a spacious three 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 refurbished in recent years to present a flexible, stylish and appealing family living space presented in excellent condition by the present vendors. To the ground floor the property boasts a dual aspect living room with feature open fireplace, modern refitted kitchen with good selection of storage and built-in appliance, and large open plan hallway with plenty of space for attributing furnishings. To the first floor there are three well proportioned bedrooms with a selection of storage and a modern refitted family bathroom with window to the rear aspect. The house is warmed-throughout by a gas fired central heating system which is complemented by double glazed windows. There is an established garden to the front of the house bounded by an attractive dry Cotswold stone wall with gated pedestrian access to a path leading to the house. Other residents within the road have converted the front garden to off road parking subject to planning and building regulation approval. The rear garden is a fantastic size being mainly laid to lawn measuring approx. 90ft , there is a selection of established borders and a brick built storage building. The present vendor has constructed a detached wooden lodge in the rear garden which with a small amount of refurbishment could provide a sizeable home office for those people who work from home.

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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.

Near by 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.

Outside

There is an established garden to the front of the house bounded by an attractive dry Cotswold stone wall with gated pedestrian access to a path leading to the house. Other residents within the road have converted the front garden to off road parking subject to planning and building regulation approval.

The rear garden is an outstanding feature of the property measuring approx. 90 ft in length and being mainly laid to lawn with low maintenance borders and the massive benefit of backing onto open farmland. Contained within the garden there is a brick built storage shed and garden store.

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EPC

To follow

Tenure

Freehold

Council Tax

Band B

Viewing

Through Cain and 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.

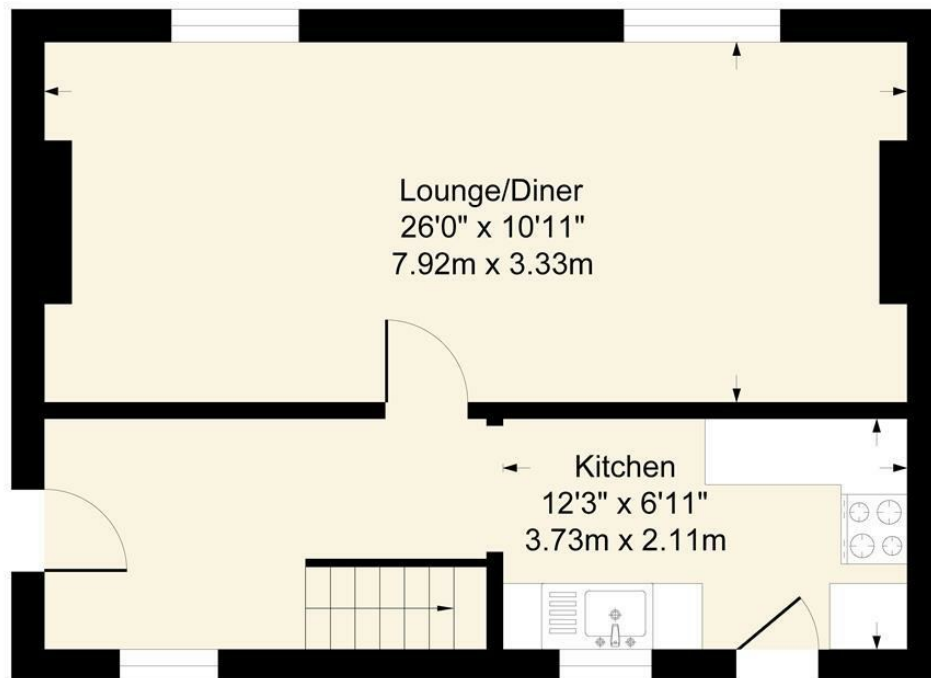
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

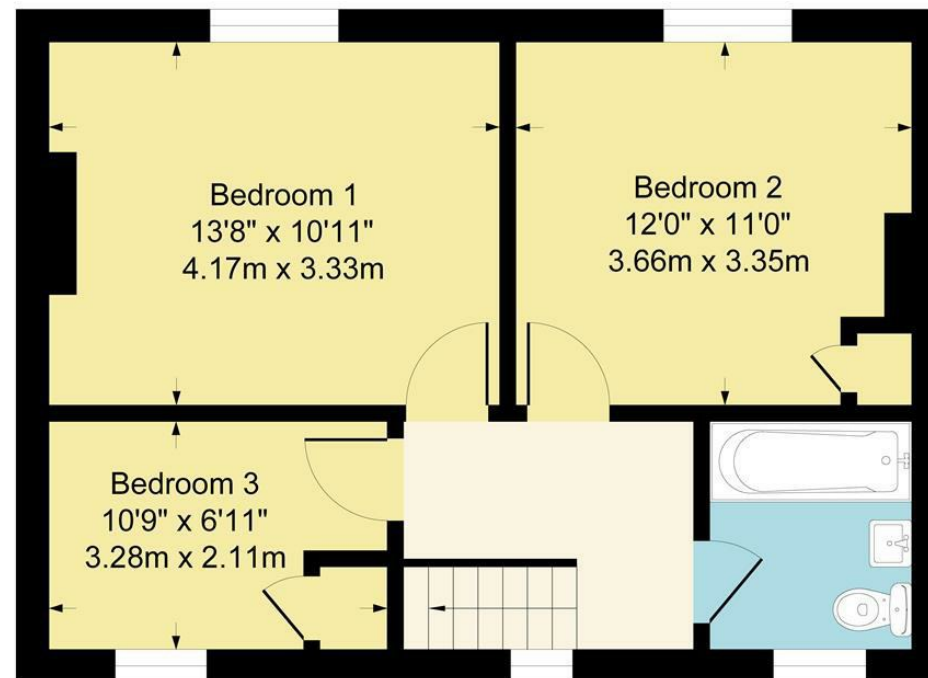




**Approximate Gross Internal Area
964 sq ft - 90 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.