



The Tallet Bowling Green Lane, Cirencester, GL7 2DZ
Chain Free £457,500

Cain & Fuller

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Cain & Fuller

A unique opportunity to acquire an interesting and attractive barn conversion located in a secluded setting at the end of an attractive lane giving direct access to open farmland yet also being with a mile of Cirencester Market Place and all of the amenities and facilities that the town has to offer. The Tallet forms part of Bowling Green Farm, a conversion of Cotswold stone period buildings around a secluded courtyard setting completed in the 1990's which over the years has matured into an attractive and sought after location. The barn benefits from stylish light living space with a selection of three reception rooms including a study/home office ideal for the home worker. The present vendors have fitted a comprehensive contemporary kitchen with good range of storage and high quality appliances and installed a contemporary family shower room finished to a good standard. Throughout the barn there is a selection of period character features including exposed ceiling timbers and exposed Cotswold stone walls. Of special mention is the master bedroom which displays a semi vaulted ceiling with an impressive selection of exposed main timbers. Externally, the property includes a front drive with secluded parking and a useful EV car charger. The enclosed rear garden offers a private and secure space for enjoying the summer months. We are able to bring the barn to the market in a chain free position and urge early viewing through Cain & Fuller in Cirencester.

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Cirencester

Cirencester 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

The Tallet is located 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

Attractive entrance door leads to a long hallway full of character with an exposed Cotswold stone wall and stairs leading to the first floor, door to main reception room. The lounge is located to the front aspect, a large and light living space with selection of exposed beams and exposed Cotswold stone area, ornate fireplace feature, large recessed display shelving and deep storage cupboard. Access to rear hall leading to a separate dining room with additional storage and external door leading to the rear garden and to a good sized contemporary kitchen recently refitted by the present vendors with a comprehensively fitted range of storage and a selection of high quality appliances with extensive work surfaces to all sides. To the side of the barn the vendors have created a sizeable study/work space, ideal for those that work from home. To the first floor of the barn there is a selection of two large double bedrooms and a modern contemporary family shower room recently refurbished by the present vendors. Of special mention is the master bedroom which benefits from an impressive selection of exposed ceiling timbers in this large semi vaulted main bedroom. The barn is warmed throughout by full central heating system which is complemented by a series of high performance double glazed windows.

Council tax

Band C

Tenure

Freehold

EPC

D rating

Outside

The property owns a gravelled driveway area to the front of the property where there is parking for two cars with a pathway to side giving gated side access to the rear gardens. An EV car charger has been installed at the front.

The rear garden is an attractive and secluded area being low

maintenance with a selection of paved and decked entertaining areas. The garden is fully enclosed creating a safe and secure environment for small animals or young children.

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.

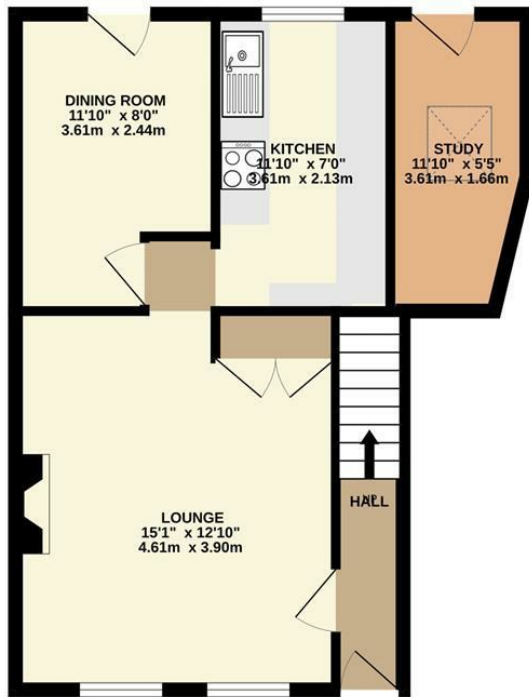
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

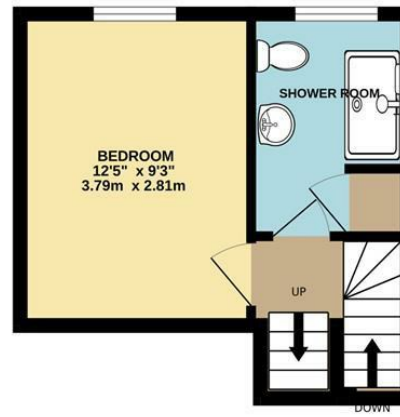




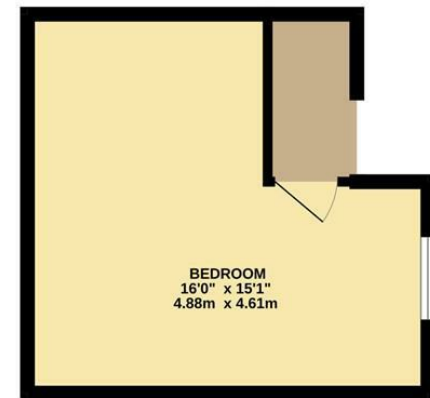
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
208 sq.ft. (19.4 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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