



4 Fraziers Folly, Siddington, Cirencester, GL7 6HR
Asking Price £440,000

Cain & Fuller

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An excellent opportunity to purchase a four bedroom detached family home located in a sought after village to the south of Cirencester which benefits from a full range of facilities and amenities including popular public house, village primary school, useful and busy village shop and a full range of clubs and associations for the residents of the village. The property offers a flexible and well proportioned family living space with large dual aspect main living room with pleasant views over the village to the rear, modern fitted kitchen to the front aspect with good selection of built-in storage with a selection of appliances. To the ground floor there is also a large hallway with access to a useful down stairs cloak/shower room ideal for the family. To the first floor there are four family sized bedrooms with a selection of built-in storage and a modern contemporary family bathroom with bath and fitted shower above. There are pleasant views over the village to the rear of the property to the first floor. The house benefits from a gas fired central heating system and selection of double glazed windows. Houses within Fraziers Folly are rarely available we urge early viewing through Cain & Fuller in Cirencester.

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 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

To the front of the house there is a lawned area with pathway to entrance door, side gated access to the rear garden. The rear garden is a great aspect of the property benefiting from a sunny and secluded aspect being enclosed partially by an attractive red brick wall to the rear aspect. There is side access to the property leading to the front garden and a door giving access to the basements storage underneath the main house.

Basement

The properties in Fraziers Folly benefit from a basement level this measures approx. 7m x 3m some people within the area have converted this space into a family room or hobby space(subject to planning)

Single garage and driveway

There is a single garage with up and over door to front, power and light, driveway to the front for parking.

Viewing

Through the vendors sole agent Cain & Fuller

Council tax

Band E

EPC

D - rating

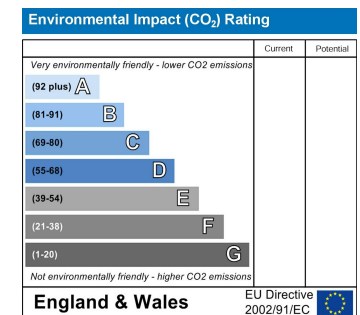
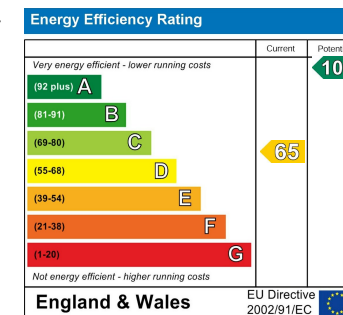
Agents Note

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

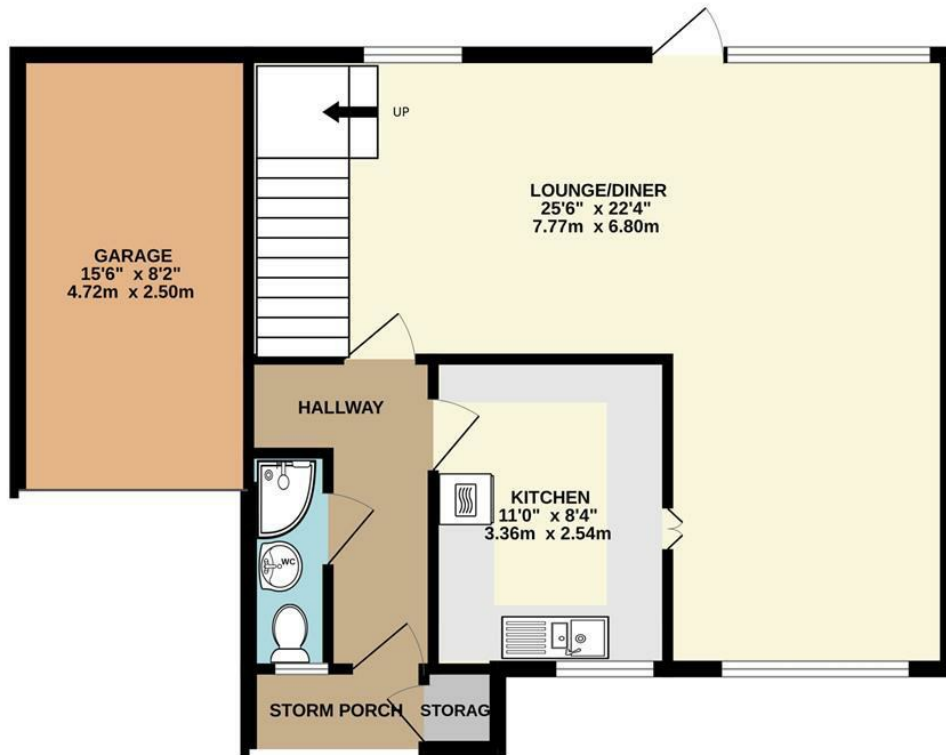
otherwise.

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.

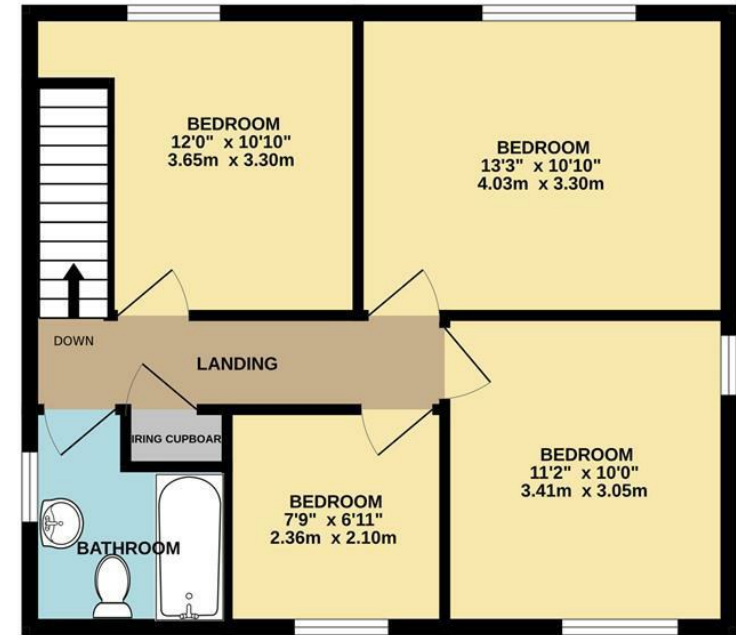
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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