



5 Severells Drive, Siddington, Cirencester, GL7 6GZ
Chain Free £535,000

Cain & Fuller

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Number 5 Severells Drive offers purchasers a fantastic opportunity to purchase a recently constructed Sustainable home located in the sought after Orchard Field's development to the south of Cirencester town where Stonewood Homes have created attractive family homes with the latest cutting edge energy-saving technology combined with stylish contemporary design with large open light living space. These environmentally conscious properties have a range of sustainable features with seamlessly embedded Solar PV Panels generating electricity, air tight interior living space benefiting from energy efficient mechanical ventilation heat recovery system combined with stylish triple glazed windows and doors. The house is warmed by an external Air source Heat pump system which delivers the warmth through under floor heating to the ground floor and high output contemporary radiators to the first floor accommodation with all the living spaces being individually thermostatically controlled. The house is finished to a high standard with a stylish selection of floor coverings and decor combined with a stunning Palour Farm kitchen with a full complement of integral appliances and feature central Chef's Island with additional storage and family breakfast/bar. To the first floor there are three large bedrooms, master with built-in storage and en suite shower room and an additional contemporary family bathroom servicing the rest of the family. Externally the present vendors have landscaped the secluded rear garden to create a safe and secure environment for small animals or young children with double opening access from the Kitchen/Dining/Family room through large double doors. To the front of the house there is private driveway parking for two vehicles and an EV electric vehicle charging point. In the current market we believe this is a unique opportunity to purchase a stunning energy saving, environmentally conscious family property call Cain & Fuller in Cirencester for 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.

Near 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.

Outside

To the front of the house there is a low maintenance garden which extended to the side of the property and rear garden, planted with a selection of low maintenance shrubs.

The rear garden has been landscaped by the present vendors in the recent past, the garden allows for a large entertaining area and gives a selection of contemporary tiled areas with bordering low maintenance borders enclosed by a selection of contemporary fencing and attractive stone walling creating a safe and secure garden for small animals or young children. Pathway leads to a rear gated pedestrian access gate with pathway to the side garden. There is also fitted contemporary outside lighting and outside tap.

Parking and EV point

There is off road parking for two vehicles on a private driveway in front of the property, there is a fitted EV POINT for charging electric vehicles. The area has a section of visitors parking.

EPC

EPC rating is A - WOW !

Tenure

Freehold

Viewing

Through Cain & Fuller in Cirencester

Council tax

Band E

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.

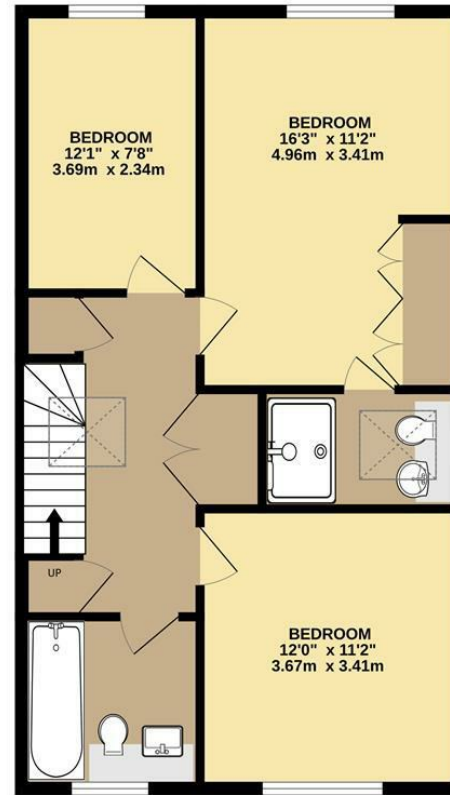




GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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