



**36 Millennium Way, Cirencester, GL7 1FJ**  
**Asking Price £485,000**

**Cain & Fuller**

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36 Millennium Way offers an opportunity to acquire a recently extended and refurbished detached family home located in an established area on the edge of Cirencester town with a full range of amenities and facilities within walking distance of the property including a primary and secondary school located 5 minutes walk away. The current vendor has undergone a series of refurbishment including an extension to the rear to create a stunning kitchen/dining/family room with a large 3m opening fitted with contemporary bi-folding doors opening onto the rear south westerly facing rear garden. The property is presented in superb condition throughout and offers stylish and appealing living space. Call the vendors sole agent Cain and Fuller in Cirencester to view.

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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

Millennium Way 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

Entrance door leads to a large hallway with downstairs WC to side and stairs to the first floor. The ground floor offers light and open living space, in recent years the vendor has extended the house to the rear creating, a large kitchen/dining/family room with bi-folding doors leading onto the rear garden, this room is fitted with a contemporary range of storage with integral appliances and offers ample space for large dining table and soft furnishings. To the front of the property there is a lounge with picture windows to the front, a log burner has been fitted and is used daily in the winter months. The first floor benefits from three double bedrooms with a master suite benefiting from an en suite and dressing area with selection of storage. The family bathroom and en suite shower room have also been refitted in recent years to an excellent contemporary standard. The property has also benefited from the installation of new windows and gone through full redecoration and reflooring of all living area to now present an appealing and stylish living space.

## Outside

The front of the property is bounded by an established hedgerow to the front and side with driveway giving parking for two cars in front of the integral single garage. Side gated access to rear garden. The rear garden is an outstanding feature of the property boasting a south westerly orientation, mainly laid to lawn with storage shed to one corner. The garden creates a safe and secure environment for small animals or young children an ideal family space.

## Integral single garage

Integral single garage with recently replaced insulated garage door to front, power and light, door to rear garden.

## Tenure

Freehold

## EPC

Booked to follow

## Council tax

Band D

## 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.

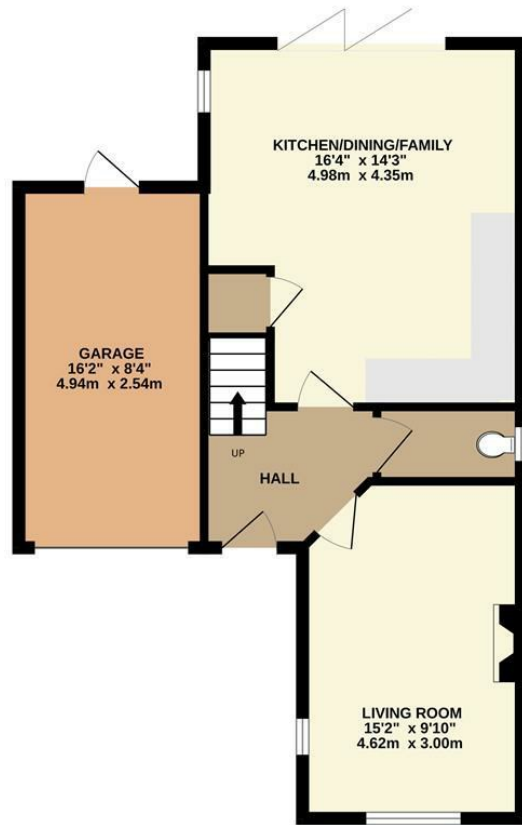
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

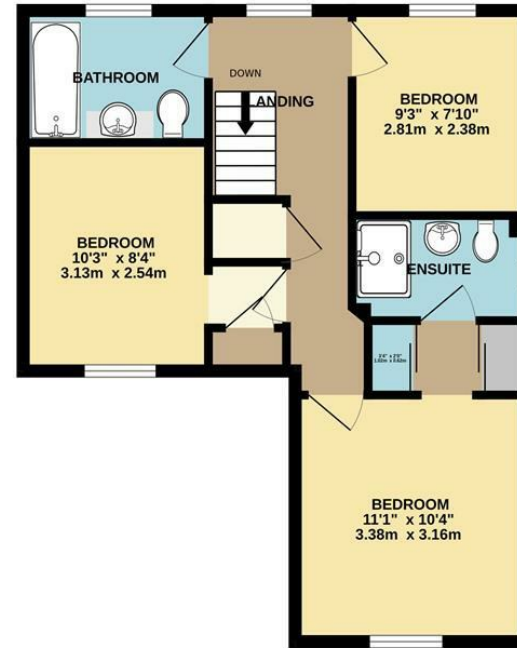




GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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