



2 Popes Court, Stratton, Cirencester, GL7 2LJ
Asking Price £850,000

Cain & Fuller

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A rare opportunity to acquire a detached five bedroom modern family home located within this highly sought after position on the edge of Cirencester town close to all amenities and facilities that the area has to offer. Properties in Pope's Court are so rarely available. No 2 occupies a corner plot and as such has gardens to both front, side and rear; it benefits from flexible and well-proportioned living space, and an integral double garage. The property is within walking distance of one of the town's leading primary schools, as well as a range of amenities and facilities, including village shop, post office, public houses and Cirencester park; approximately 20,000 acres of public parkland for the use of Cirencester residents. In the recent years the vendors have carried out an extensive refurbishment of the property to now present a stylish and appealing living space with all of the attributes of a modern family home. We would urge early viewing of this detached home through the vendors sole agent Cain & Fuller in Cirencester.

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Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

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.

Description

A light and stylish family living space, entrance door leads to a large hallway, window to rear aspect stairs to first floor accommodation with cupboard space under and access to a down stairs cloak room. The principal lounge is a dual aspect room with pleasing views onto the gardens and access to the rear garden through double access doors, for the winter months this room boasts a central and attractive open fireplace a pleasing feature in a modern family home. The heart of the house benefits from a stunning kitchen/dining/family room boasting a dual aspect with windows to front and double opening doors onto the rear garden. The vendors have installed a contemporary kitchen with an extensive selection of built-in storage and benefits from a large range of work surfaces with inset Butler sink, three oven Aga range pull out larder store, integral bin and recycling unit, display and ceiling spot lighting and practical attractive tiled floor throughout this living space. This room is perfect for the family with ample space for dining table and soft furnishing making it an amazing living space. To the rear corner of the property an extension provides a further large reception room ideal as a drawing/office or music room with windows and double doors leading to the garden. An internal door gives a convenient access to the integral double garage an asset for any family home. To the first floor there are five double bedrooms with the master bedroom benefiting from a contemporary en-suite shower room and good range of built-in storage. Most rooms at this level have built-in storage and benefit from pleasant views, some over to Cirencester Park. A modern contemporary family bathroom services the existing bedrooms. The house is warmed throughout by a modern pressurised gas central heating system installed by the present vendors, this is benefited by recently installed double glazed windows and doors. The property is presented in superb condition throughout and we would urge early viewing.

Outside

The house occupies a corner plot with lawned gardens to front, side and rear of the property. The rear garden has been landscaped by the vendors and presents a safe and

secure space for small animals or young children with extensive patio space to the rear of the house leading to a large lawn with low maintenance borders. To one corner of the garden there is a contemporary outside seating area benefiting from privacy and a sunny all day aspect. To the side of the house there is an integral double garage with driveway parking to front.

Council Tax

Band F

Tenure

Freehold

Viewing

Through the vendors sole agent Cain & 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.

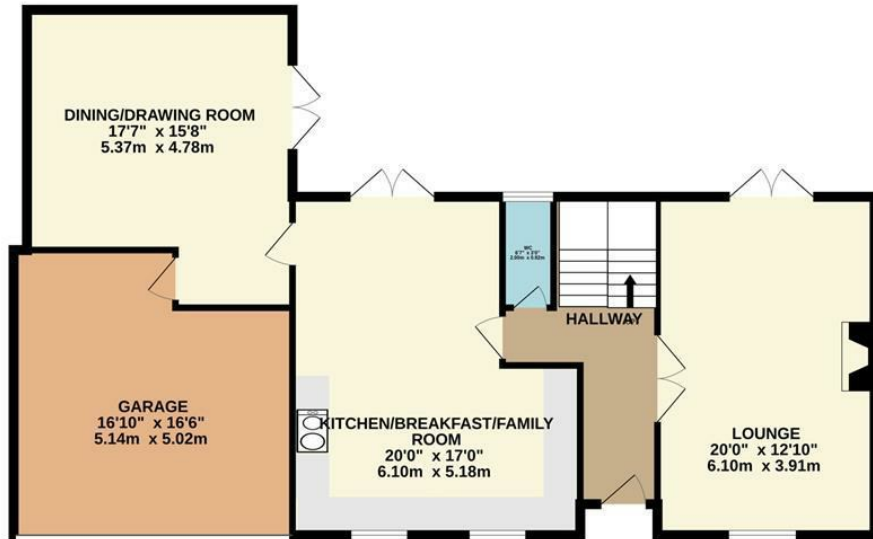
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





GROUND FLOOR
1174 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2046 sq.ft. (190.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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