



**3a Chesterton Lane, Cirencester, GL7 1XG**  
**Offers In Excess Of £550,000**

**Cain & Fuller**

# 3a Chesterton Lane, Cirencester, GL7 1XG

An opportunity to acquire an individual detached family home located in an established position on the edge of Cirencester town with great access to all of the amenities and facilities that Cirencester has to offer as well as Cirencester Park. The accommodation benefits from flexible and light living space to the ground floor with large lounge to front, family room leading to the rear garden and a light modern fitted kitchen/diner to the rear elevation with good access to the enclosed rear garden. To the first floor there are three double bedrooms and a modern family bathroom with large open landing area. The property is warmed throughout by a gas fired heating system complemented by double glazed windows. The house would lend itself to extension to provide additional family accommodation (subject to planning permission and building control approval). Externally there are substantial secluded gardens and an attractive gravelled parking area bordered by a dry Cotswold stone wall to front. There is also a single garage to the side of the house. We are able to bring this property to the market in a chain free position and would urge early viewing through Cain & Fuller in Cirencester.

### 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.

### Amenities

Chesterton Lane is 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.'

### Outside

The main garden is located to the rear of the house it is laid to lawn with patio area to the rear of the house. The garden gives a safe and secure environment for small animals or young children and benefits from a high degree of privacy. There is side gated access to the front of the house.

### Garage and Driveway

There is a single garage to the side of the house and a gravelled driveway with parking for three cars with five bar gated access. The front garden is bounded by an attractive dry Cotswold stone wall with a selection of established shrubs, gated side access to the rear garden.

### Tenure

Freehold

### Council Tax

Band D

### EPC

To follow

### Viewing

Through Cain and Fuller in Cirencester

### Agents Note

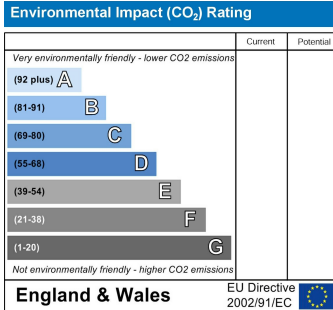
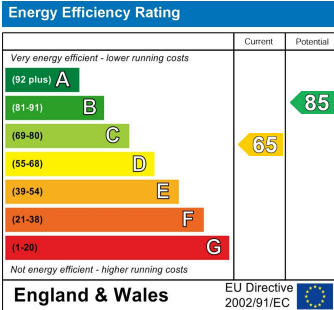
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descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

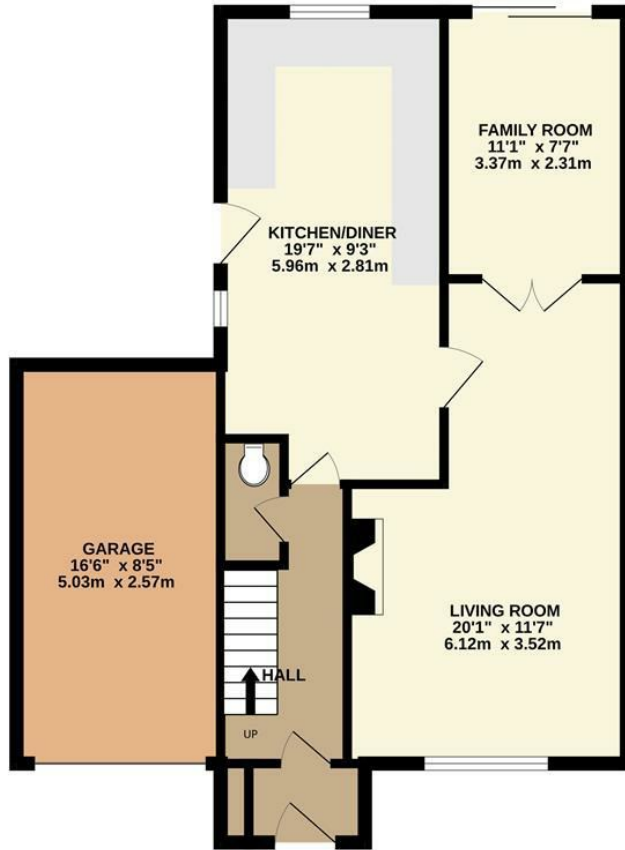
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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