



9 Beresford House Shepherds Way, Cirencester, GL7 2EX
Chain Free £265,000

Cain & Fuller

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Beresford House offer's its residents a unique opportunity to live within the charming town of Cirencester in a truly stunning Mansion building one of a kind within the town. Built in the 1930's this attractive period property benefits from surrounding landscaped gardens, large sweeping driveways and a selection of period features large Oak doors lead to communal entrance halls, well maintained and leading to the apartments. Number 9 Beresford House offers light and spacious accommodation with attractive windows giving pleasant views over the landscaped grounds and onto Cirencester town. The property benefits from two double bedrooms with a selection of storage, modern fitted kitchen with good storage and a useful rear door leading to the rear staircase giving access to the garages, drying area and gardens. There is a modern white bathroom and a full gas fired central heating system complemented by the leaded double glazed windows. Externally Beresford House is surrounded by landscaped gardens with well tended lawned areas bounded by attractive dry Cotswold stone walls with vehicle and pedestrian access to the building. We are able to bring this property to the market in a chain free position call the vendors agent for a viewing 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

Beresford House is 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.'

Viewing

Through Cain & Fuller in Cirencester

Outside

Beresford house occupies a central position within this sought after area on the edge of Cirencester town, it has attractive surrounding gardens bordered by dry Cotswold stone walls and vehicle access to the rear. Pathways to the front lead past well manicured lawns to solid Oak door ways opening onto the apartments. To the rear of the building there is a selection of single en bloc garages owned by the residents each with power and light and an outside drying area for communal use.

Single garage

Each apartment has a single garage which benefits from power and light.

EPC

To follow

Tenure

Leasehold 125 year lease from 1987 with a share of freehold.

Ask the agent for the maintenance charge annually

Council tax

Band A

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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