



26 Church Street, Cirencester, GL7 1LE
Asking Price £425,000

Cain & Fuller

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Cain & Fuller

View our amazing Matterport VR Tour on this property. Super opportunity to purchase a spacious period town house nestled in the heart of the historical town of Cirencester close to a full range of amenities and facilities including a superb gated park, well supported primary school and attractive nature reserve. 26 Church Street offers flexible light living space in this established setting, to the front a well proportioned lounge with feature period fireplace fitted with a large Wood burner used daily in the winter months by the vendors. To the rear of the house a dining room with door leading to the sunny garden and an opening to a modern fitted kitchen with additional door to garden. The first and second floors benefit from a selection of three double bedrooms serviced by a modern white family bathroom with window to the rear aspect, some windows having pleasant views to the surrounding area. Externally the rear garden is a truly outstanding feature of the property benefiting from a sunny southerly facing rear garden mainly laid to lawn with an open and attractive entertaining area to the rear of the house. The current vendors have constructed a home office/studio to the rear of garden ideal for those who work from home. We recommend early viewing of this attractive period townhouse through Cain & Fuller in Cirencester.

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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.

Amenities

Church street is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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 property benefits from a sunny and secluded rear garden boasting a southerly facing aspect, it is mainly laid to lawn with an extensive entertaining space to the rear of the house to take full advantage of the sunny aspect with a selection of base level storage including log store. There is gated side access leading to Church Street, a pathway running the length of the garden leads to the studio/home office.

Council tax

Band C

EPC

To follow

Parking

Residents of Church Street are able to park on both sides of the street with no restrictions.

Garden studio/Office

The vendors have constructed a Home office at the rear of the garden it is fully insulated with power supply and provides a high quality work space ideal for those who work from home.

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.





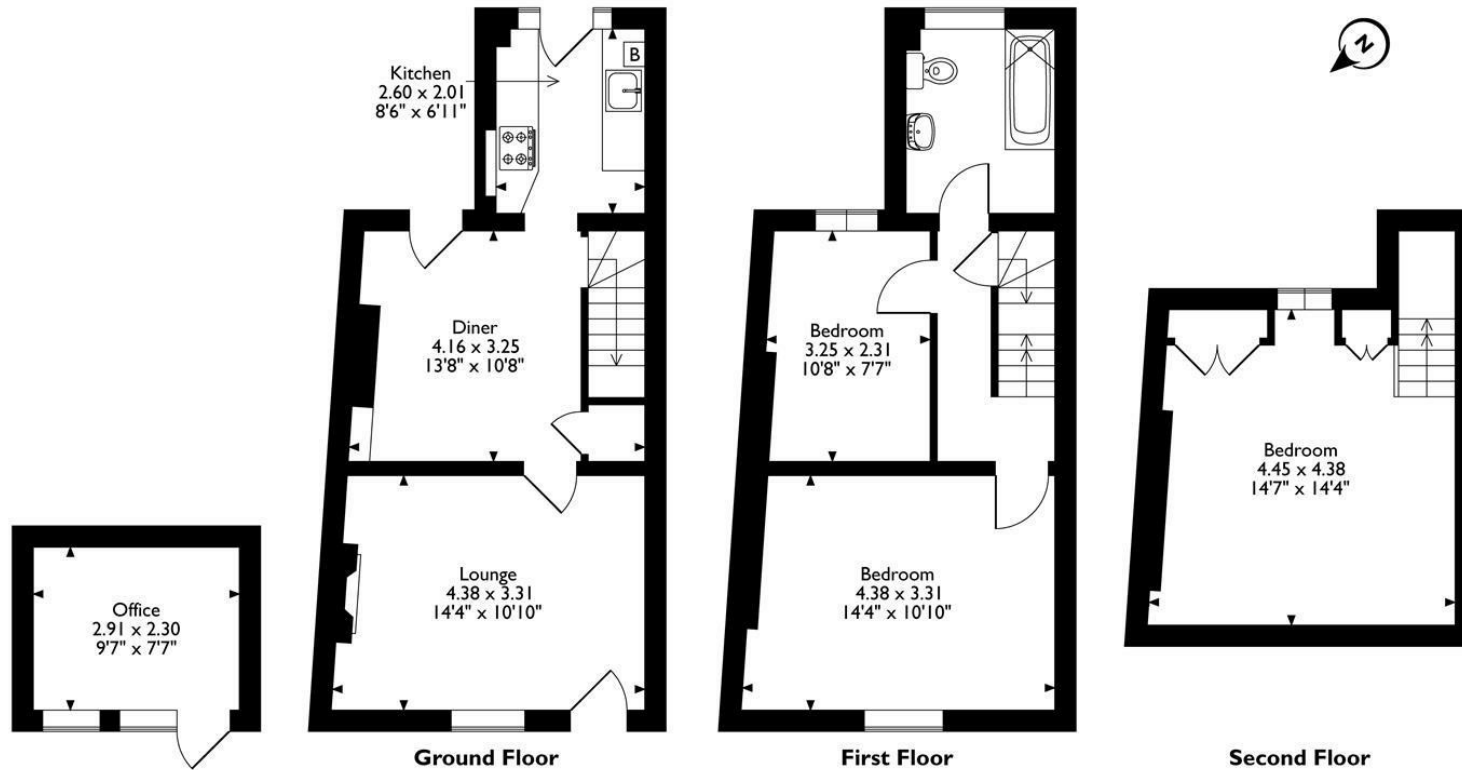
26 Church Street, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 88 Sq M/947 Sq Ft

Office = 7 Sq M/75 Sq Ft

Total = 95 Sq M/1022 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.