



36 Rendcomb Drive, Cirencester, GL7 1YN
Asking Price £568,500

Cain & Fuller

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A superb opportunity to acquire an extremely well presented extended four bedroom detached family home, located in this highly sought-after area on the edge of Cirencester town close to a full range of amenities and facilities. The property is presented in immaculate condition throughout and offers both flexible and light living space, it is positioned in a secluded corner of a small cul-de-sac with extensive gardens to the rear and both sides all benefiting from a high degree of seclusion. To the front there is a bloc paved driveway with parking for two to three cars in front of a large single garage. The house is within walking distance of a number of primary and secondary schools as well as Cirencester town with Cirencester Park approx. 20,000 hectares of open parkland only 5 minutes walk away. View this property on our VR Matterport Tour for a fully immersive experience !!

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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

Rendcombe Drive is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town consists of period town houses and cottages. 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 reception hallway with downstairs cloak room to side and stairs leading to the first floor accommodation. The lounge is located to the front of the house with large picture window looking out onto the established cul de sac. To the rear elevation there is a dining with ample space for dining table and attributing furniture with doors opening onto a large and attractive garden room giving a secluded view onto the surrounding gardens. There is a kitchen/breakfast room with a good selection of storage and built-in appliance with a useful and practical breakfast bar, picture window to garden and door to utility room which in turn opens into the rear garden ideal for the growing family or small animals. To the ground floor there is also an integral single garage giving excellent storage, some people within the area have converted this to accommodation to provide an additional home study or family room this would be possible subject to building regulation and planning approval. The first floor is an outstanding feature of the house offering residents four family bedrooms, two of which benefit from en suite shower rooms and massive bonus for the growing family. There is also a good selection of storage and a modern family bathroom. The property is warmed throughout by a gas fired central heating system which is complemented by double glazed windows.

Outside

36 Rendcombe drive is located in the very corner of a highly sought after cul de sac on the outskirts of Cirencester town. The property has gardens to front, side and rear of the house which have been well tended by the present owners and offer secluded and attractive family space. The rear and side gardens are mainly laid to lawn with a selection of entertaining and seating areas positioned around the garden to take full advantage of the secluded and sunny aspect. The whole garden is fully enclosed and creates a secure and safe environment for young children or small animals.

The present vendors have also erected a garden studio which could provide an excellent home office if required by incoming purchasers. To the front of the house there is block paved parking for three cars and side gated access to the further gardens.

Tenure

Freehold

Council Tax

Band E

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.

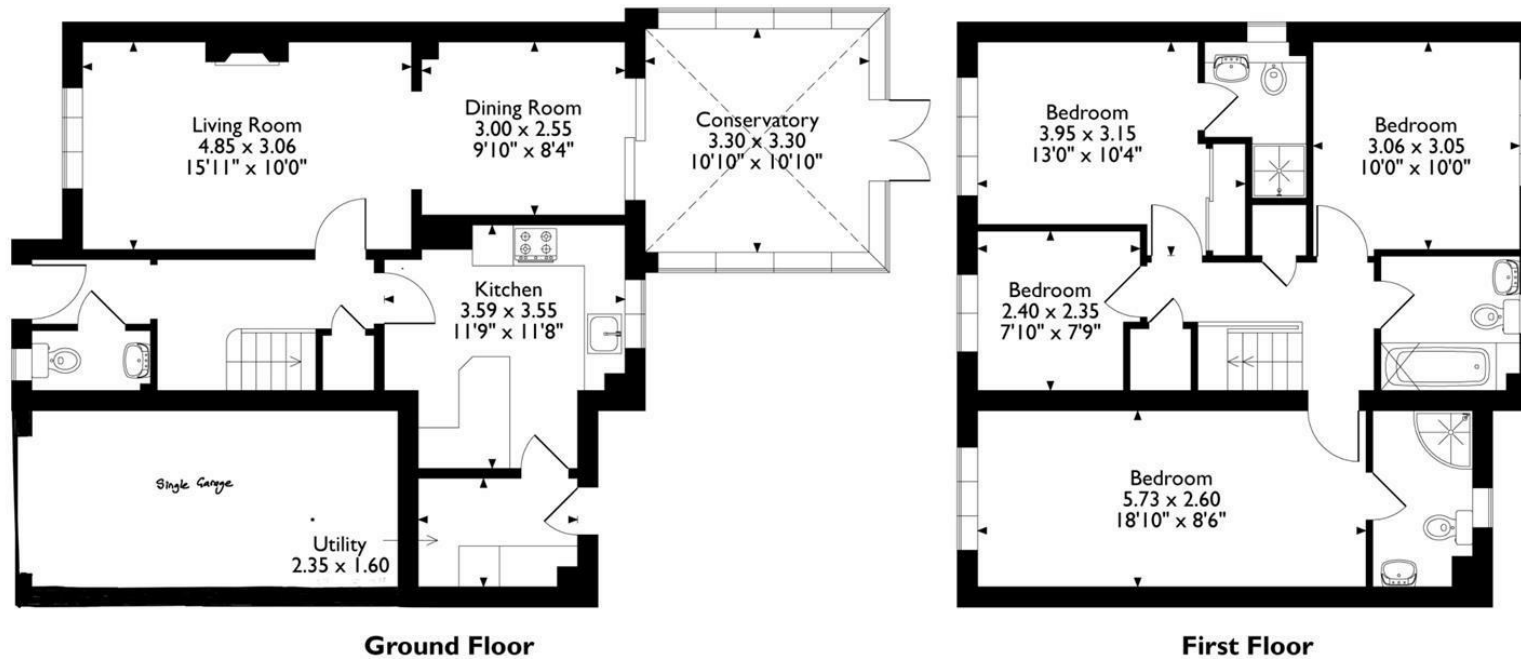
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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





36 Rendcomb Drive, Cirencester, Gloucestershire
Approximate Gross Internal Area
123 Sq M/1324 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.