



6 Abbots Road, Cirencester, Gloucestershire, GL7 1AT
Asking Price £625,000

Cain & Fuller

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A superb opportunity to acquire an extended classic 1940's four bedroom detached family home located in a sought after area on the edge of Cirencester town centre close to a selection of amenities and facilities including both primary and secondary schools. In the past the present vendor has lovingly enhanced and refurbished the family living space to now present a flexible and appealing living space. The ground floor living space is extremely flexible encompassing a large family room and study area ideal for those working from home. The four bedrooms are well proportioned with en suite shower room located off the master. Externally to the front of the house there is off road parking and pathway leading to entrance door as well as a low maintenance garden area. The rear garden is an outstanding feature of the property being mainly laid to lawn and creating a safe and secure environment for small animals or young children. Properties in this area are rarely available we recommend early viewing through the vendors sole agent Cain & Fuller

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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

Abbots road 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.'

Description

Number 6 Abbots Road is a classic 1940's home having been improved and extended in the past to now present a flexible and stylish living space. The ground floor benefits from light and open accommodations with a selection of light and well proportioned reception rooms. To the front aspect a dual aspect lounge leads to a well fitted and useful study area ideal for the home workers. A large family room also enjoys an aspect to the front a well proportioned room ideal for the growing family. To the rear elevation a music room leads directly of the main hall and gives access to a large and comprehensively fitted kitchen/dining room with ample space for a large family table and having windows and door leading onto the secluded gardens. Entrance door to the front of the property gives access to a downstairs cloakroom essential for the growing family. To the first floor the house boasts four family sized bedrooms, master suite benefiting from a selection of built-in storage with door leading to a large en suite shower room. Throughout the first floor there is an impressive amount of built-in storage as well as a well appointed family bathroom and additional WC most windows at this level have pleasant views to the garden or the tree lined cul de sac. The house is presented in excellent condition with the vendor having enhanced the period living space with a number of pleasing and low maintenance features in the recent past. The property is warmed by a gas fired central heating system complemented by a series of double glazed windows throughout.

Outside

Abbots Road is one of the few tree lined roads still existing in Cirencester town it is very attractive and as abbots Road is a cul de sac very secluded. To the front of the house there is off road parking and pathway leading to entrance door as well as a low maintenance garden area. The rear garden is an outstanding feature of the property being mainly laid to lawn with a series of patio and seating areas. The garden enjoys a high degree of privacy and a sunny southerly facing orientation with gated side access creating a safe and secure environment for small animals or young

children. There is a selection of well stocked borders throughout the garden with gravelled pathway leading its length.

Council Tax

Band D

EPC

C rating

Viewing

Through Cain and Fuller in Cirencester

Tenure

Freehold

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.

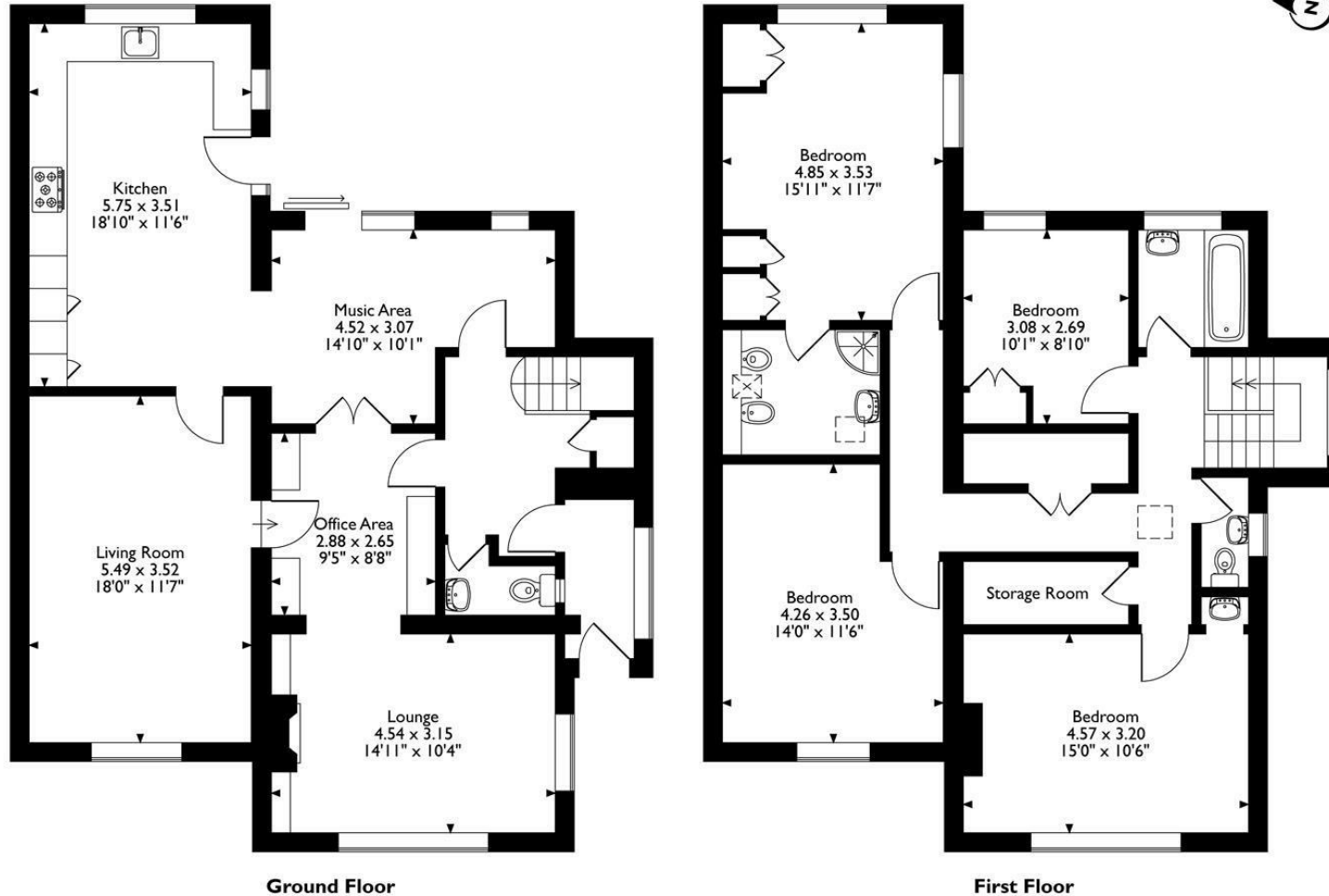
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





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