



33 Roberts Close, Stratton, Cirencester, GL7 2RP
Asking Price £475,000

Cain & Fuller

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A superb opportunity to purchase an extended three-bedroom home located in the highly sought-after Roberts Close area, on the edge of Cirencester town with a full range of amenities and facilities within striking distance. The property has been lovingly presented by the present vendor and offers light flexible living space the useful addition of a hobbies room/study and small double glazed day room in the past adds a pleasing element to the living space. Externally the house benefits from a corner plot with secluded surrounding gardens which have been well tendered over the years. There is a single garage with excellent loft storage to the side of the house with parking to front. Houses in Robert's Close are rarely available we urge early viewing through the vendors sole agent Cain & Fuller in Cirencester.

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Stratton

Stratton a small village positioned on the edge of Cirencester Town within a mile of the market place, this area has an Ofstead outstanding rated primary school and a selection of local amenities including village shop/post office, public house, local clubs and associations. Ideally situated for open country walks and approximately 15 minute walk into Cirencester town centre. Swindon c.16 miles; Cheltenham c.18 miles; Oxford c.38 miles Kemble station c.3 miles (London Paddington about 75 minutes)

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 30,000 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.

Description

Entrance door leads to reception hallway with access to a useful downstairs cloakroom and stairs leading to the first floor accommodation. All of the living area is located to the rear aspect with pleasant aspects onto the attractive gardens, a large lounge with ample space for soft furnishings opens onto a well proportioned dining area and the conservatory, all giving a pleasant aspect onto the rear gardens. The conservatory whilst giving access to the garden also leads to the hobbies room/home study a great additional aspect of the accommodation for those who work from home or have a range of hobbies. There is also a well fitted modern kitchen with excellent range of storage and large picture window to the gardens. To the first floor there are three well proportioned bedrooms with a modern family bathroom. The house is warmed throughout by a gas fired central heating system which is complemented by a series of Upvc double glazed windows and doors.

Outside

The house benefits from a private corner plot with well tended and established gardens boasting a good degree of seclusion. The gardens are mainly laid to lawn with attractive flowerbeds bordering,, side gated access to the front garden. The front garden is low maintenance with pathway to the entrance door and parking .

Garage and parking

Single garage with door to front, useful eaves storage area, power and light.

Tenure

Freehold

Council Tax

Band E

Viewing

Through Cain & Fuller in Cirencester

EPC

D rating

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. Some of the images have been digitally enhanced we would make prospective buyers of this and recommend they do their own physical inspection of the accommodation. The two bedrooms on the first floor in 5 Cheltenham road have been linked by taking down the internal wall as indicated on the floor plan, the door is still existing into both rooms it would be easy to re instate the internal wall.

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.

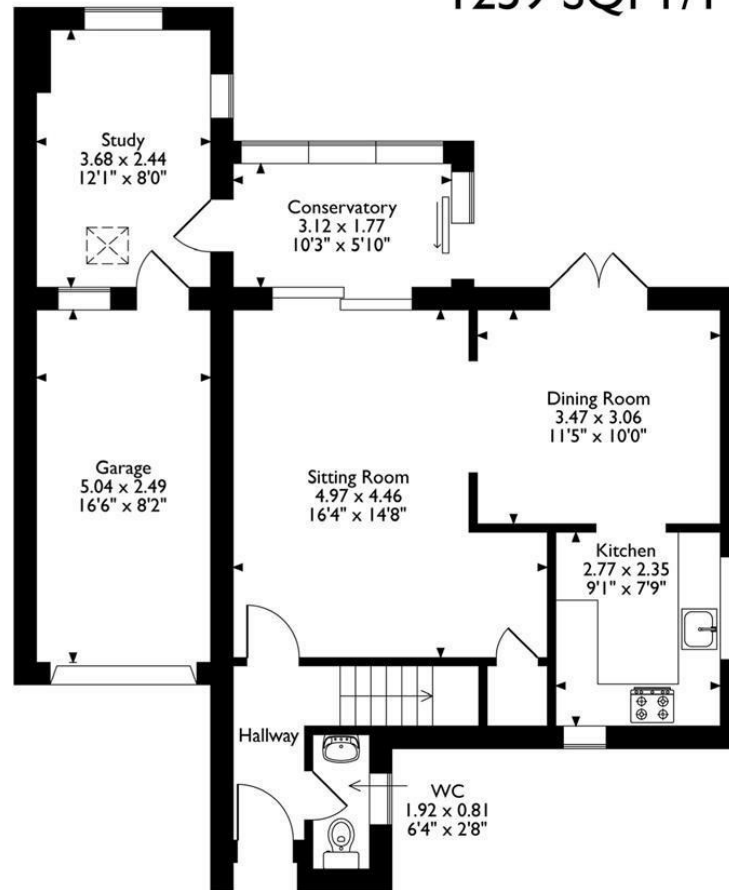
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

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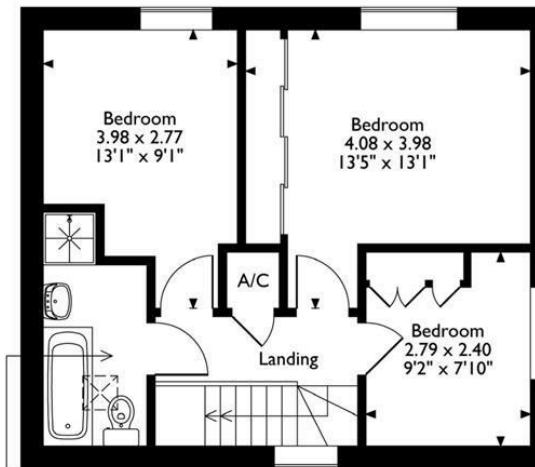




1259 SQFT/117 SQM



Ground Floor



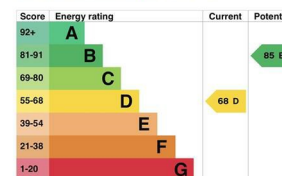
First Floor

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.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.