



10 Cotswold Close, Cirencester, Gloucestershire, GL7 1XR
Asking Price £560,000

Cain & Fuller

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10 Cotswold Close offers an opportunity to purchase a flexible, stylish semi detached four bedroom home located within the favoured town of Cirencester close to an array of amenities and facilities including a selection of primary and secondary schools within walking distance. In the recent past the present vendors have undergone a program of refurbishment to now present an appealing and light family living space. Externally there are large enclosed gardens ideal for the growing family with the added benefit of a rear gated access onto the Roman Amphitheatre, a large grassed area of significant historical interest and ideal space for walking dogs and accessing Cirencester town centre. We urge early viewing of this fantastic family home 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.

Amenities

Cotswold Close 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.

Description

Entrance door leads to a useful entrance porch with door to a large reception hallway with access to the main living space. The ground floor benefits light and open living space, main lounge to the front aspect with feature Wood burner

inset into fireplace and large picture window to the front aspect. The rear of the property boasts a large L shaped kitchen/dining/family space ideal for the growing family with a fitted contemporary kitchen opening onto a large dining/family space with windows and door to the rear garden. A useful side hall with additional front access door leads to a useful utility room, and personal door to the integral single garage. There is also a downstairs WC located off the utility, which has windows and opening door onto the rear garden ideal for small animals or young children to access the outside space. The main areas to the ground floor benefit from an attractive contemporary wood floor which continues to the first floor. There are a selection of four family sized bedrooms to the first floor all presented in excellent condition with pleasant views to the rear. A modern family bathroom and additional separate family shower room service the family living space. In the past the property has benefit from part of the loft space being converted to provide a loft room with window to the rear aspect, this space also leads to a substantial loft storage area, both spaces offering further scope for conversion to provide additional accommodation with the appropriate planning consent and building regulation approval.

The house benefits from a main gas fired central heating system complemented by a series of Upvc double glazed windows. The current vendors have carried out a program of redecoration in recent years to present an appealing family living space.

Outside

To the front of the house that is gravelled house standing for 2 to 3 vehicles with access to the integral single garage and entrance door to house.

The rear garden is a truly outstanding feature of this family home with a large lawned area bordered by established flowerbeds and an extensive patio area to the rear of the house. A pathway leads the length of the garden past the lawn to the rear where there is a further patio area with

productive vegetable garden, secure storage shed and rear gated access to the Roman Amphitheatre ideal for walking dogs and accessing Cirencester town. The garden benefits from a high degree of seclusion and provides an ideal environment for small animals or young children.

Tenure

Freehold

Council Tax

Band D

EPC

D rating

Single Garage

The house benefits from a single integral garage with power and light, personal internal door to the main house.

Viewing

Through Cain & Fuller in Cirencester

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.

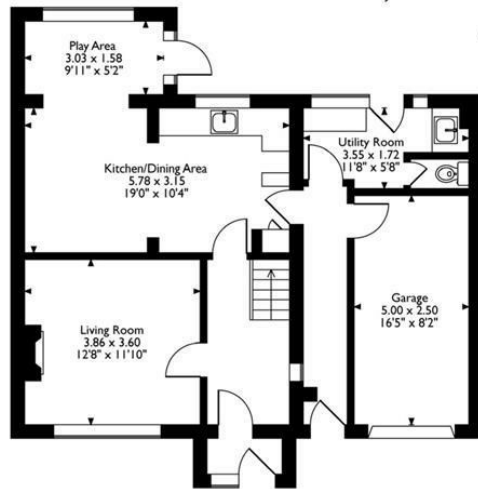
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is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

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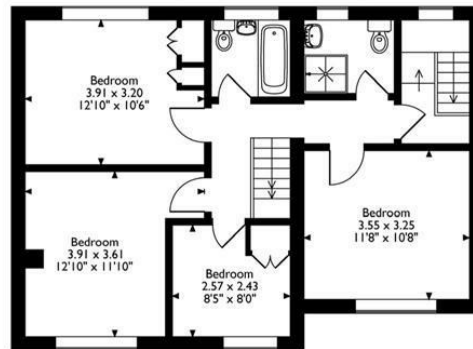




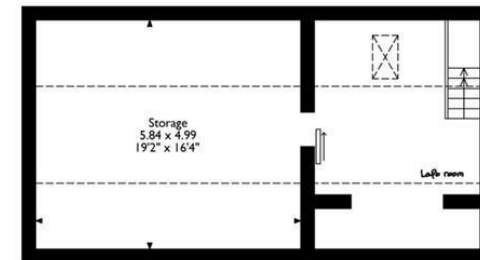
10, Cotswold Close, Cirencester, Gloucestershire
Approximate Gross Internal Area
159 Sq M/1712 Sq Ft



Ground Floor



First Floor



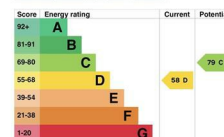
Second Floor

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 C.

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60