



## **49 Cheltenham Road, Cirencester, GL7 2JB**

### **Chain Free £305,000**

An opportunity to acquire a flexible period stone cottage located within Stratton a highly sought after village on the edge of Cirencester town close to all amenities and facilities that the area has to offer. The cottage is within walking distance of two of the town's leading primary schools, as well as a range of amenities and facilities, including village shop, post office, public houses and Cirencester park; approximately 20,000 acres of public parkland for the use of Cirencester residents. The property benefits from a large open dual aspect main living space with fitted wood burner, door to the rear leads to the kitchen with range of storage and window to the rear garden. Door to side leads to a utilities area with rear door giving access to the extensive rear garden. The first floor boast a large double bedroom to the front aspect, large open plan landing room with door giving access to the family bathroom. The second floor boasts a large double bedroom with pleasant views over the rear garden. The cottage is warmed throughout by a gas fired central heating system which is benefited by secondary glazing to many of the period windows. The cottages offers incoming purchasers scope for further improvement and extension subject to planning from the local council offices. To view this Chain Free property call Cain & Fuller the vendors sole agent.





Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

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.

Outside

To the front of the property there is a low maintenance garden with pedestrian gated access to a pathway leading to the entrance door to the cottage.

The rear garden is a truly outstanding feature of the property measuring approx.120 ft in length being mainly laid to lawn with surrounding shrubs and hedgerow and a path leading its length. To the rear of the property there is an established patio area with,large workshop to side, there is also an original small stone outbuilding to the very rear of the garden.

Council Tax

Band C

EPC

To follow

Viewing

Through Cain & Fuller in Cirencester

Mobile & Broadband

We recommend purchasers to check speed and availability on Ofcom

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 886 sq ft (82.3 sq m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Based on Ordnance Survey.



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