



2 Corinium Gate, Cirencester, Gloucestershire, GL7 2PX
Asking Price £825,000

Cain & Fuller

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A rare and superb opportunity to acquire an extended detached family home located in the very heart of Cirencester close to a full range of amenities and facilities including primary and secondary schools. The property has been extended and improved by the present Vendor in recent years and now offers flexible light and appealing living accommodation. Externally the house occupies a large plot with a highly secluded and well intended gardens to the rear and side with a wrap around low maintenance garden and driveway to the front of the house. The property boasts two garages a detached single to the side of the house with secure access and an integral single garage to the front. Corinium Gate is uniquely positioned within the very heart of Cirencester within the abbey grounds, this offers its residence and open parkland setting available throughout the year with direct access to the parish church and marketplace and all of the facilities and amenities that the town has to offer. We urge early viewing of this unique property.

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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

Corinium Gate is 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 2 Corinium Gate offers modern stylish living space, a large reception hallway with staircase winding to the upper floors gives access to most rooms on the ground floor. To the front of the house a large and light lounge with picture window and pleasant view over Corinium gate. To the rear elevation occupants benefit from an extensive kitchen/dining/family room with windows and direct access onto the secluded rear garden. The kitchen area has a comprehensive range of built-in storage and selection of appliance, this opens onto a family/dining area with ample space for table and soft furnishings. To the side there is a practical utility room with direct access to the rear garden. A home study enjoys an aspect onto the rear garden ideal for those who work from home with a useful downstairs WC to side. To the first floor there is a selection of four family sized double bedrooms which are serviced by a contemporary en suite shower room off the principal bedroom and a spacious contemporary family bathroom for other residents. The living space has benefited from recent decoration and the installation of modern double glazed windows to complement the gas fired central heating system. The alterations and presentation of this family create a desirable and sizeable family living space located in this sought after area in the heart of Cirencester Town.

Council Tax

Band F

Broadband and mobile

We recommend applicants go to Ofcom for details on broadband speeds and mobile reception

EPC

C rating

Outside

Externally the house occupies a large plot with a highly secluded and well intended gardens to the rear and side with a wrap around low maintenance garden and driveway to the front of the house. The property boasts two garages a

detached single to the side of the house with secure access and an integral single garage to the front. The rear garden provides a secure and secluded environment for small animals or young children being laid to lawn with entertaining area to the rear of the house. There is also a summer house contained within the garden ideal for the summer months.

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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2, Corinium Gate, Cirencester, Gloucestershire

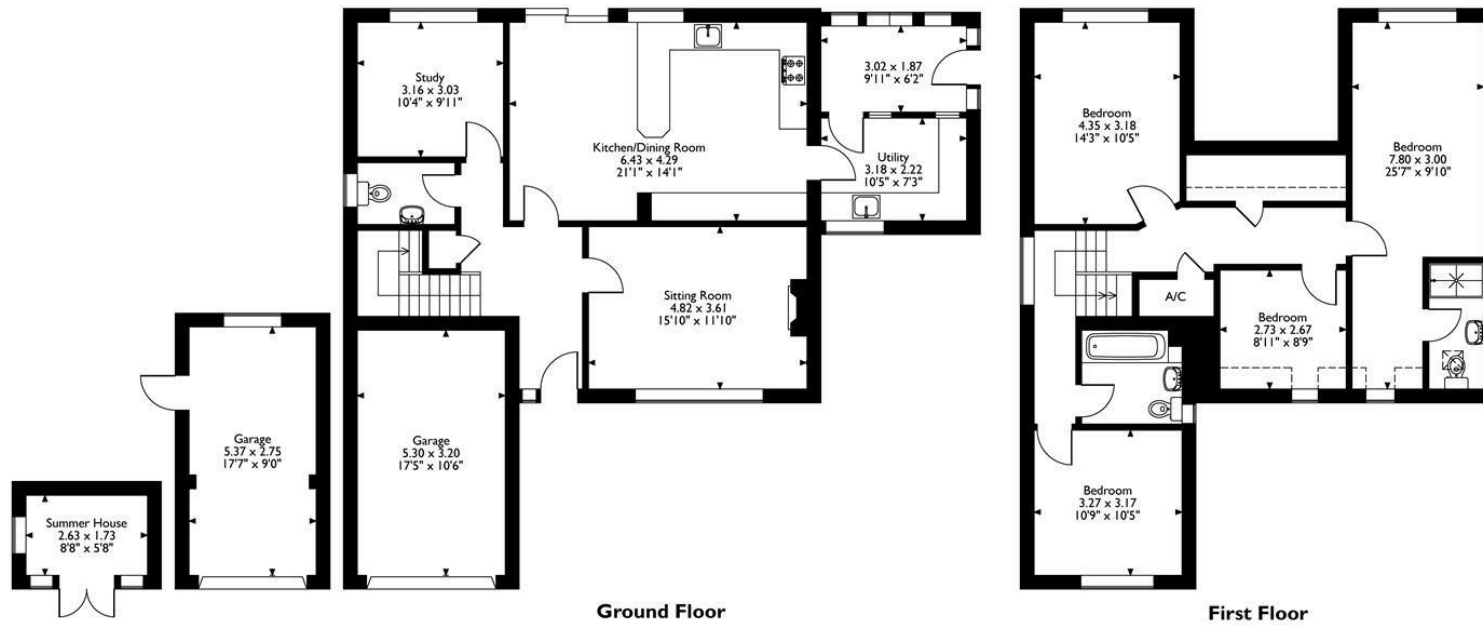
Approximate Gross Internal Area

Main House = 161 Sq M/1733 Sq Ft

Garage = 32 Sq M/344 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

Total = 197 Sq M/2120 Sq Ft

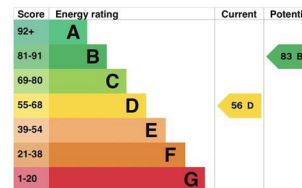


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.