



49 Severalls Drive, Siddington, Nr Cirencester, GL7 6GZ
Offers In Excess Of £425,000

Cain & Fuller

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Number 49 Severells Drive offers purchasers a fantastic opportunity to purchase a recently constructed Sustainable home located in the sought after Orchard Field's development to the south of Cirencester town where Stonewood Homes have created attractive family homes with the latest cutting edge energy-saving technology combined with stylish contemporary design with large open light living space. These environmentally conscious properties have a range of sustainable features with seamlessly embedded Solar PV Panels generating electricity, air tight interior living space benefiting from energy efficient mechanical ventilation heat recovery system combined with stylish triple glazed windows and doors. The house is warmed by an external Air source Heat pump system which delivers the warmth through under floor heating to the ground floor and high output contemporary radiators to the first floor accommodation with all the living spaces being individually thermostatically controlled. The house is finished to a high standard with a stylish selection of floor coverings and decor combined with a stunning Palour Farm kitchen with a full complement of integral appliances with feature Butler sink inset into extensive contemporary work surfaces. To the first floor there are two large bedrooms both with built-in storage and en suite shower room located off the master with additional contemporary family bathroom servicing the rest of the family. Externally the present vendors have a lawned well proportioned and secluded rear garden which creates a safe and secure environment for small animals or young children. To the front of the house there is private driveway parking for two vehicles and an EV electric vehicle charging point. In the current market we believe this is a unique opportunity to purchase a stunning energy saving, environmentally conscious family 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.

Near by Siddington

Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail

link to London Paddington in the neighbouring village of Kemble a daily commuter service.

Outside

Externally the present vendors have a lawned well proportioned and secluded rear garden with a good sized entertaining space to the rear of the house. The garden is fully enclosed with a gated rear access which creates a safe and secure environment for small animals or young children. To the front of the house there is private driveway parking for two vehicles and an EV electric vehicle charging point.

Council tax

Band C

EPC

A rating

Broadband and mobile

We recommend purchasers to go to Ofcom for information on broadband speeds and mobile reception.

Parking and Ev point.

There is off road parking for two vehicles on a private driveway in front of the property, there is a fitted EV POINT for charging electric vehicles. The area has a section of visitors parking.

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

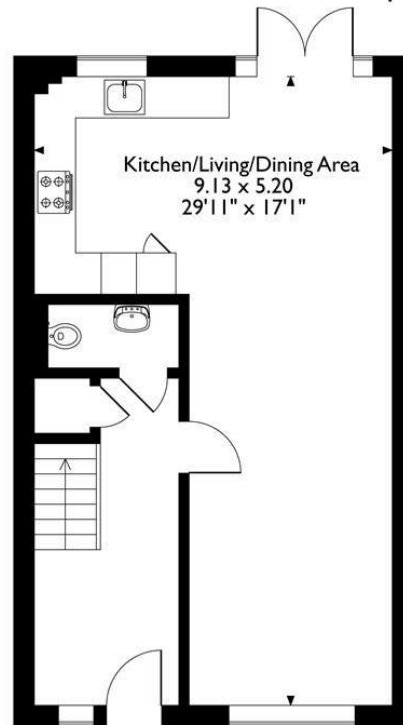
checking them first.

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.

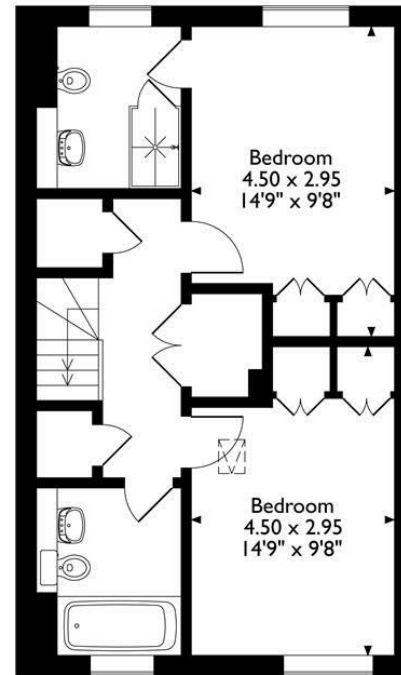




49, Severells Drive, Siddington, Cirencester, Gloucestershire
Approximate Gross Internal Area
94 Sq M/1012 Sq Ft



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.