



**4 Manor Close, Stratton, Cirencester, GL7 2ND**  
**Asking Price £355,000**

**Cain & Fuller**



**14 Dyer Street • Cirencester • Gloucestershire GL7 2PF**

**T: 01285 640604**

**E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)**

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4 Manor Close offers a growing family a unique and excellent opportunity to acquire a well designed and presented high specification living space located in a secluded family area within a short walk of one of the town's leading primary schools. Manor Close offers a private and established position within Stratton a favoured village environment on the outskirts of Cirencester town with a range of local amenities including village shop/post office, period hotel and spa, two popular and well supported public houses and direct access into Cirencester Park, 20,000 hectares of parkland open to the residents of Cirencester on a daily basis. The house offers well planned and laid out family living space presented to a high standard. Entrance door to front leads to a large porch ideal for families with door opening onto the living room, a large family room with picture window to front aspect and ample space for soft furnishings. To the rear aspect there is an extensively fitted kitchen/diner with selection of integral appliances, ample space for dining room and picture window to the rear garden. A rear hallway has door leading to the rear garden and stairs to first floor. The first floor benefits from three family sized bedrooms and a modern white family bathroom with bath and fitted shower. Externally there are sunny private gardens to the rear mainly laid to lawn with established entertaining areas. The vendors have also constructed a sizable home office/Studio located to the rear of the garden measuring 4.7m x 7.5m this is a sizable structure finished to an excellent standard an asset to any property and ideal for those who work from home. To view call 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 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**

4 Manor Close occupies a large plot with a low maintenance front garden with pathway to entrance door and gated side access giving independent access to the rear garden. The rear garden is an outstanding feature of the house benefiting from a sunny aspect with a high degree of seclusion, the garden is laid to lawn with extensive patio area to the rear of the house with raised borders to both sides, central pathway leading to the detached studio/home office a great asset to home workers There is also a rear timber storage shed with extra patio seating area. The garden presents a safe and secure environment for small animals or young children with gated rear access to the parking.

### **Detached studio/office**

The present vendors have constructed a garden studio/office currently used as a high spec leisure room but would also be a fabulous home office with large light windows to the garden, the studio measures 4.7m x 4.2m.

### **Council Tax**

Band C

### **Parking**

There is parking for two vehicles to the rear of the garden with gated access to the garden and detached studio.

### **EPC**

D rating

### **Broadband and Mobile**

We recommend purchasers go to Ofcom to look at broadband speeds and mobile reception.

### **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.











4, Manor Close, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 75 Sq M/807 Sq Ft

Outbuilding = 11 Sq M/118 Sq Ft

Total = 86 Sq M/925 Sq Ft



**Outbuilding**

**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.