



Field view, 61 Berry Hill Crescent, Cirencester, GL7 2HF
Asking Price £750,000

Cain & Fuller

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A superb opportunity to acquire an extended detached bungalow located in one of the most sought after area's on the outskirts of Cirencester town and offering good access to all of the facilities and amenities that the town has to offer. In the recent past the property has undergone refurbishment and extension to now present a stylish and flexible living space with a selection of high specification fittings. Externally the property occupies an extremely private and secluded plot with well maintained gardens which create a safe and secure environment for small animals or young children. At the front of the bungalow there is a good sized driveway with parking for three vehicles with a low maintenance garden area. The current vendor through a mixture of solar panels and a great level of insulation has achieved a B rating on energy efficiency making this a very attractive and energy efficient living space which is so important with energy becoming more expensive. We urge early viewing of this superbly presented home on the edge of Cirencester town as properties in Berryhill Cresent are so rarely available.

Asking Price £750,000



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

Berry Hill 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

Cover reception area leading to entrance door to property leading to a large inviting hallway with access to most living space in the bungalow. The present vendors carried out an

extensive program of refurbishment and extension to both the rear and front aspects of the original bungalow to now create a high specification and stylish living space. To the front of the property a secluded lounge has large picture window with fitted shutters, access to the main hallway and bespoke glazed Bi folding door which link into the main living space to the rear of the property if required. To the rear aspect the vendors have created an extremely light and open kitchen/dining/family room fitted to a high standard with a superb range of storage and built-in appliance with ample space for a large dining room table and soft furnishing to the family area which benefits from double doors leading to the rear garden. A light room with windows looking onto the garden and two roof lanterns providing light to this amazing room. There is a selection of three double bedrooms and a range of built-in storage, these rooms are serviced by a large contemporary main bathroom fitted with large bath and separate shower enclosure and an additional modern high specification shower room with self draining floor giving excellent access for those with mobility needs. To the side of the bungalow there is a useful Utility room with back door giving access to the garden and a good selection of cupboard storage. The property is warmed throughout by a gas fired central heating system which is complemented by double glazed windows and doors. The property is presented in excellent decorative condition and has the benefit of seasoned stripped wood floors and travertine tiling to bath and shower room all of which creates a highly desirable living space.

The current vendor through a mixture of solar panels and a great level of insulation has achieved a B rating on energy efficiency making this a very attractive and energy efficient living space which is so important currently.

Outside

To the front of the property there is bloc paved driveway with parking for three cars, wide gated side access to the rear garden. The front garden is low maintenance with a selection of established shrubs and plants.

The rear garden is an outstanding feature of the property offer total privacy and a sunny aspect. Over the years the present vendors have created an interesting and beautiful garden with a

selection of outside dining areas, stocked flower borders, raised beds to rear for vegetables and herbs. Within the garden there is a detached studio offering great space as a home studio/office. The garden backs on to open farmland giving a fabulous far reaching view.

Council tax band

Band D

Broadband and mobile

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

Viewing

Through Cain & Fuller in Cirencester

EPC

Band B

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.

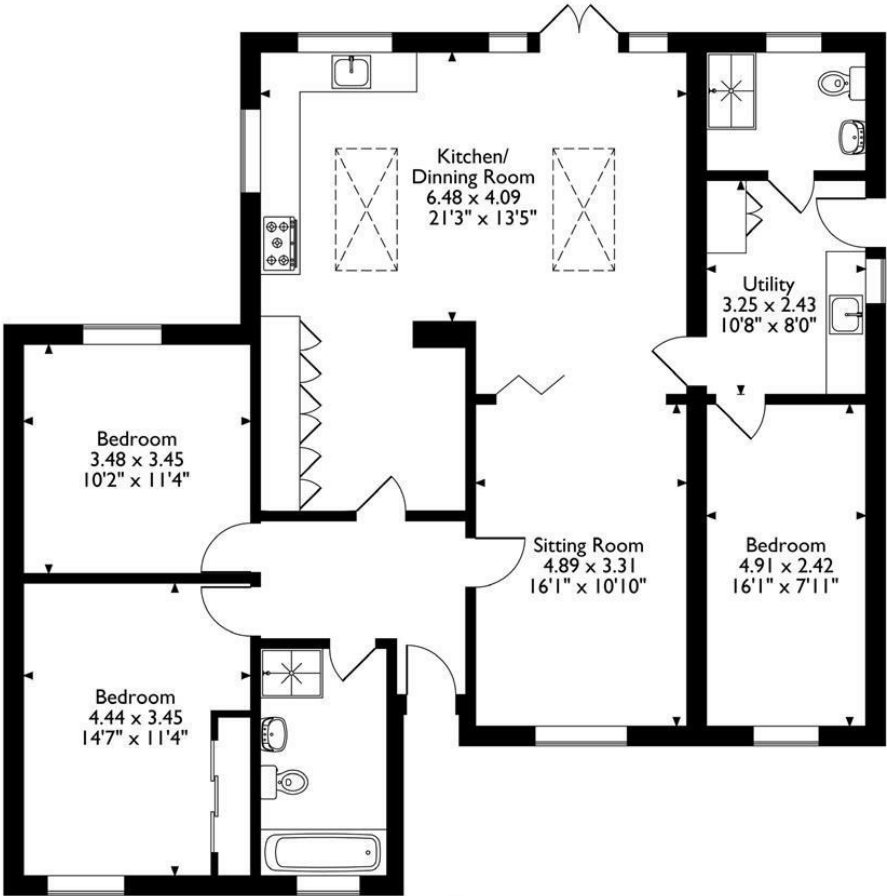
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





61, Berry Hill Crescent, Cirencester, Gloucestershire
Approximate Gross Internal Area
127 Sq M/1367 Sq Ft



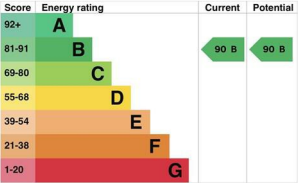
Ground Floor

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 B. 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.