



28 Vaisey Road, Stratton, Cirencester, Gloucestershire, GL7 2JQ
Asking Price £465,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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An excellent opportunity to offer a growing family a well designed high specification living space located in a secluded family area within a short walk of one of the town's leading primary schools. Number 28 Vaisey Road is located in a convenient 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. In recent years the present vendors have refurbished this spacious family home to a high standard to present stylish appealing family living space. The ground floor benefits from a large lounge to the front aspect with feature wood burner and large picture window, open plan kitchen/dining/family space to the rear of the house with windows and doors opening onto the secluded gardens. This room is fully fitted with an excellent range of modern storage with extensive solid wood work surfaces including inset Butler sink, a great open plan space for the family. Large reception hallway has useful downstairs cloakroom and stairs leading to the first floor. The accommodation on the first floor offers three fantastic size bedrooms with a selection of storage and a well appointed contemporary family bathroom with freestanding modern bath and large separate shower enclosure, window to the rear aspect. Externally there are large well tended gardens fully enclosed creating a safe and secure environment for small animals or young children. To the side of the house a single garage with driveway to front fully enclosed by double vehicle access gates. This house offers fantastic well proportioned living space we recommend viewing through 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

To the front of the house there is a low maintenance garden with pathway to entrance door, side gated access to the rear garden. The rear garden is a superb aspect of the house being of a generous size mainly laid to lawn with a large raised deck area ideal for entertaining and containing a recessed large family hot tub used throughout the year. The garden is fully enclosed creating a safe and secure environment for small animals or young children with gated access to the rear and side.

Single garage and driveway

There is a single garage located to the side of the house with power and light, up and over door, secure driveway with parking for three cars.

Council Tax

Band D

EPC

To follow

Broadband and Mobile

We recommend potential purchasers go to Ofcom for details on broadband and mobile coverage

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.





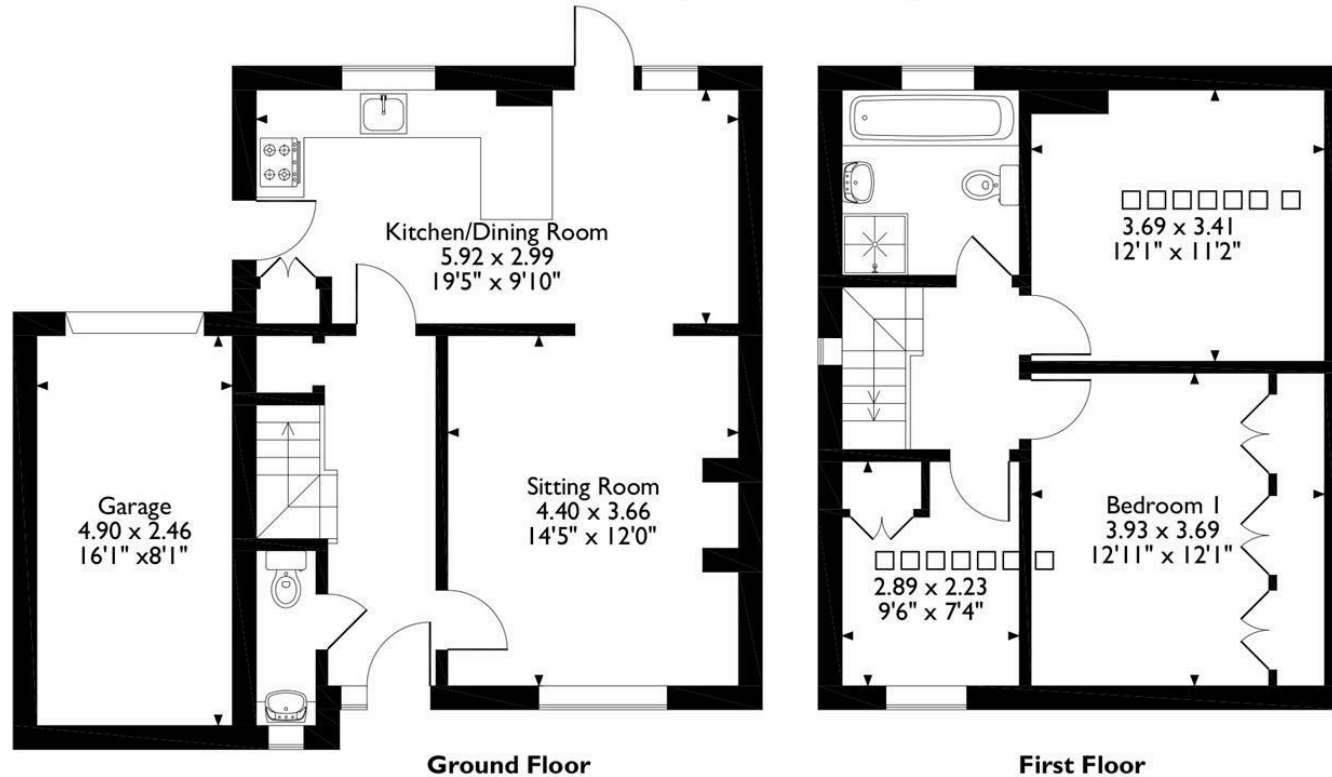
28, Vaisey Road, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 91 Sq M/ 980 Sq Ft

Garage = 12 Sq M/ 129 Sq Ft

Total = 103 Sq M/ 1109 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.