



6 Hanstone Close, Cirencester, Gloucestershire, GL7 1WX
Chain Free £485,000

Cain & Fuller

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A great opportunity to purchase a modern extended four bedroom family home located in an established position within the popular Chesterton area on the edge of town located close to a selection of schools including primary and secondary, ideal for the growing family. There is also a range of local amenities and facilities including doctors surgery, local pharmacy, convenience store and access to open countryside for walking dogs and Cirencester town itself is within easy walking distance. This modern family home offers flexible stylish living space there are two large reception rooms to the ground floor both opening via double doors onto the rear garden, a large dual aspect reception hall, practical downstairs cloakroom stairs cloakroom ideal for the family and desirable utility room another must in a modern home. To the front a well fitted modern kitchen with range of built-in appliances. The first floor boasts four double bedrooms and a selection of built-in storage. There are two family bathrooms servicing the bedroom space ideal for the growing family. The property as a whole is warmed throughout by a gas fired central heating system complemented by Upvc double glazed windows and doors. Externally the house boasts a good sized and secluded rear garden and gravelled off road parking to the front of the house. We recommend early viewing of this super size family home.

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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

Hanstone Close 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.'

Outside

To the front of the house there is off road parking on a gravelled driveway with entrance door to the accommodation. The rear of the house benefits from a secluded and attractive garden with a main lawned area bordered by established flowerbeds with shrubs and plants. The garden provides a safe and secure environment for small animals or young children being fully enclosed with a gated side access.

Council Tax

Band C

Garage

There is a short integral garage ideal for the family for storage with personal door to the hallway and utility room.

Broadband and Mobile

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

EPC

Band C

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.

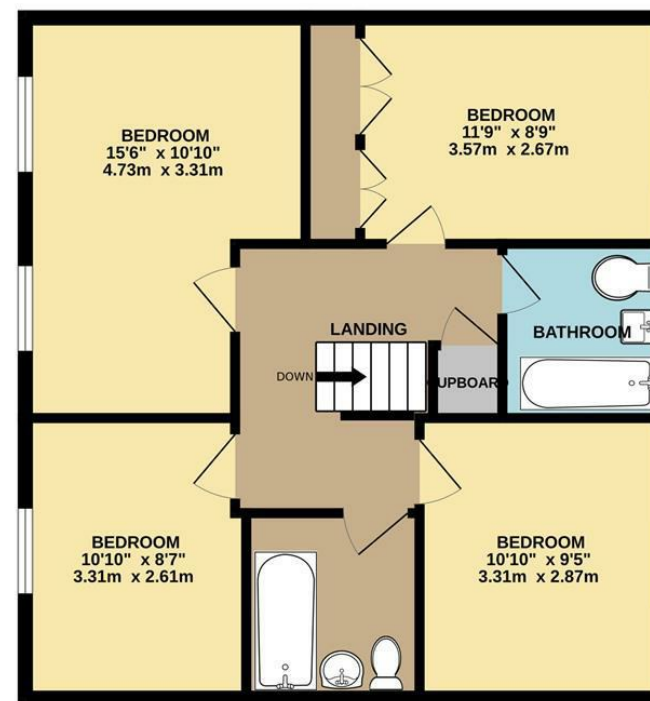




GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.

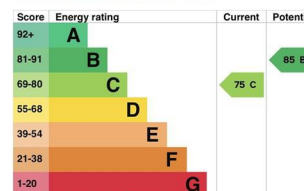


TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. 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.