



51 Oaklands, Cirencester, Gloucestershire, GL7 1FA
Guide Price £1,250,000

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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51 Oaklands offers a unique opportunity to acquire a detached individual family residence located in a highly secluded position within Oaklands a select undisturbed location within the grounds of a former school located on the edge of Cirencester town close to its full range of amenities and facilities including Cirencester Park 30,000 acres of parkland open to the residents of Cirencester on a daily basis. The property was constructed approximately 21 years ago and has been extended and refurbished in recent years by the present vendor. There is a selection of high specification features of note is the underfloor heating installed throughout the ground floor accommodation a highly desirable aspect of this home. Externally the house occupies a generous plot with extensive well maintained gardens with a large south west facing rear garden boasting a high degree of privacy and offering a secure and attractive family environment. Houses in this area are so rarely available we recommend early viewing through the vendors sole agent Cain & Fuller in Cirencester.

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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

Oaklands 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

An individual house which in recent years has benefited from extension and a program of refurbishment which has created a stylish contemporary living space offering flexible and attractive

accommodation. The ground floor of this property has the huge benefit of thermostatically controlled under floor heating making it highly efficient and comfortable in the winter months this is combined with classic and contemporary design with light and welcoming living areas. A dual aspect lounge is focused around a stone fireplace with recessed wood burner, bay window to front and large light sliding doors leading to the secluded rear gardens. Large reception hallway gives access to an open plan kitchen/dining/family space dual aspect with a selection of living area including a high specification kitchen area with a selection of high quality integral appliances, extensive work surfaces and practical breakfast bar. A selection of dining and lounging space leads to a ground floor garden room added by the present vendor , this room creates a modern barn style feel with a fully vaulted ceiling with selection of exposed timbers and gives views and direct access onto the rear gardens. To the side there is a large utility room with excellent storage storage and access to the side garden, practical down stairs shower and walk-in pantry. The first floor boasts a selection of well proportioned bedrooms the master suite is off special mention with the benefit of a large dressing area and truly superb shower area finished to an exacting standard. Further bedrooms include a guest suite with en-suite shower room and storage, two further bedrooms and an additional annex/ studio complete with contained shower room and an external access ideal as a bedroom or treatment area. A large impressively fitted family bathroom serves some of the bedrooms complete with large Linen cupboard.The property is presented to an impressive standard by the present vendor we would urge early viewing to appreciate.

Outside

There is a large bloc paved driveway to the front of the property and double garage with addition electric dual gated access to an additional hardstanding. The rear garden is an outstanding feature of the house benefiting from a sunny south westerly facing orientation and a good degree of seclusion. To the rear of the house there is a selection of outside entertaining areas leading to extensive lawns. The garden has a variety of areas including a storage and workshop in a secluded and hidden position. The garden is surrounded by established plants and specimen trees creating a safe and secure environment for small animals or young children in this established position.

Council tax

Band G

EPC

Band C

Broadband and mobile

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

Viewing

Through Cain & Fuller in Cirencester

Double garage

Attached double garage with main door access to front, power and light.

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.

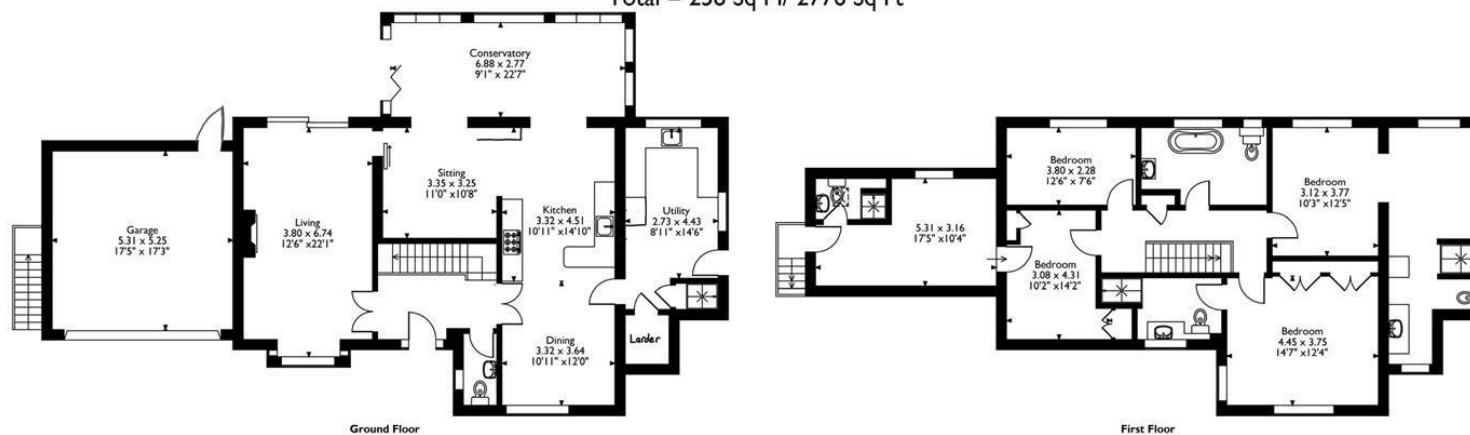
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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51, Oaklands, Cirencester, Gloucestershire
 Approximate Gross Internal Area
 Main House = 230 Sq M/ 2475 Sq Ft
 Garage = 28 Sq M/ 301 Sq Ft
 Total = 258 Sq M/ 2776 Sq Ft

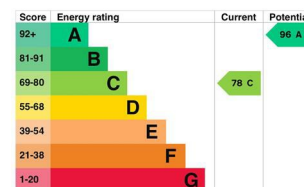


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.