



92 Golden Farm Road, Cirencester, GL7 1DQ
Asking Price £440,000

Cain & Fuller

Available with NO-CHAIN ! A superb opportunity to acquire a well presented and extended four bedroom semi-detached family home located in a highly desirable position on the edge of Cirencester town with good access to all main local facilities and amenities including primary and secondary schools. 92 Golden Farm Road has been a family home for many years having benefited from a large extension to the side. The accommodation provides a great deal of flexibility for the growing family and also provides space for those clients who need a home office. The house has undergone recent redecoration and is presented in good condition with light and airy accommodation. Externally there are secure and established gardens with the rear garden boasting a sunny westerly facing aspect and providing a safe and secure environment for small animals or young children. To the side of the house there is a large integral garage with utility room workshop to the rear. Properties of this double front design within Golden Farm Road area are rarely available as they offer larger accommodation than the normal layout, we would urge early viewing to avoid disappointment 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

Golden farm road 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

The property offers flexible and well proportioned living space with a large dual aspect lounge benefiting from attractive fireplace and original solid wood bloc floor to many of the main living areas, an extension to the rear of the lounge provides a large garden/family room with direct access onto the rear garden. There is a dual aspect kitchen/diner with fitted modern kitchen and selection of built-in appliances and including family breakfast bar, side door leads to the large integral garage and utility room. To the first floor there are four double bedrooms with the master suite benefiting from a en suite bathroom and a good selection of built-in storage. The house is warmed by a gas fired heating system which is complemented by Upvc double glazed windows and doors, the vendors have carried out some redecoration in recent months.

Outside

Externally there are secure and established gardens with the rear garden boasting a sunny westerly facing aspect and providing a safe and secure environment for small animals or young children. The rear garden is laid to lawn with established borders there is a selection of outside patio areas and a green house located to the side. A sunny and secluded family garden.

Garage and driveway

There is a large integral garage with access to the house, rear garden and large utility room. Driveway with parking to front.

Broadband and mobile

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

Council tax

Band C

EPC

To follow

Viewing

Through Cain and Fuller in Cirencester

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
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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