



**85 Vaisey Road, Stratton, Cirencester, Gloucestershire, GL7 2JW**  
**Asking Price £465,000**

**Cain & Fuller**



# 85 Vaisey Road, Stratton, Cirencester, Gloucestershire, GL7 2JW

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 85 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 vendor has refurbished and extended this spacious family home to a high standard to present stylish appealing living space. A large extension to the ground floor at the rear of the house has created a truly fantastic room with 15ft long floor to ceiling dual sliding doors leading to the secluded south west facing family garden definitely the Wow factor. This house offers fantastic well proportioned living space we recommend viewing through sole agent Cain & Fuller in Cirencester.

## Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

## 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

Vaisey road is located a short walk to the town centre 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

Entrance door leads to a good sized hallway with stairs to the first floor and door leading to the ground floor living space. To the front of the house a large lounge focused around an attractive open fireplace ideal for the winter months and with a large picture window to the front aspect. To the rear of this room a large opening leads to a truly stunning Kitchen/Dining/Family room measuring 20ft x 14ft with a high ceiling and 15ft dual sliding doors to the garden this is an amazing family living space. The kitchen area has a selection of storage and a fitted family range cooker, there is ample space for an extremely large dining table and also soft furnishings if desired. The aspect and access onto the south westerly facing garden is ideal for the growing family or small animals. A further opening to the rear of the room leads to a family room/office where there is a large selection of built-in storage with pantry cupboard and utilities section, this room has ample space for a desk and working area providing an ideal home office for those who work from home. Further door leads to a further room currently used as a gym but would also lend it self to a playroom for the family. This room has a door to the side hallway and all important down stairs WC. To the first floor of the property there are three double bedrooms all with a selection of built-in storage and serviced by a large family bathroom, a modern suite with bath and fitted shower. The house is presented in superb condition by the present vendor and has the benefit of a gas fired central heating system complemented by double glazed windows.

## Outside

To the front of the house there is a gravelled driveway with off road parking for two cars, access to the garage and entrance door to the house. The rear garden is an outstanding feature of the house benefiting from a sunny south westerly facing aspect and providing a great environment for small children or animals. It is mainly laid to lawn with a secluded patio area to the rear of the house taking full advantage of the sunny aspect. The garden benefits from a selection of specimen trees and hedgerow with low maintenance borders.

## Garage

The property has a short garage which is ideal for bicycle's and small storage with up and over door to front.

## Council Tax

Band C

## EPC

To follow

## Broadband and Mobile

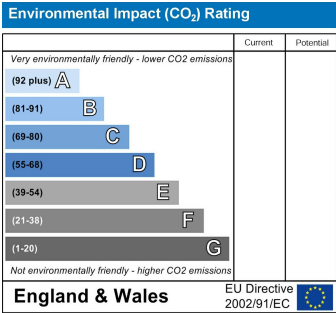
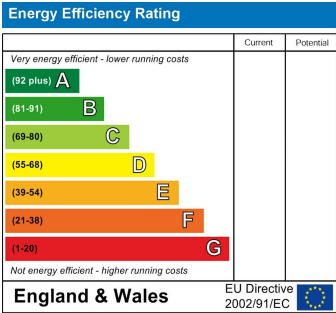
We recommend purchasers go to Ofcom for full information.

## Viewing

Through Cain & 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



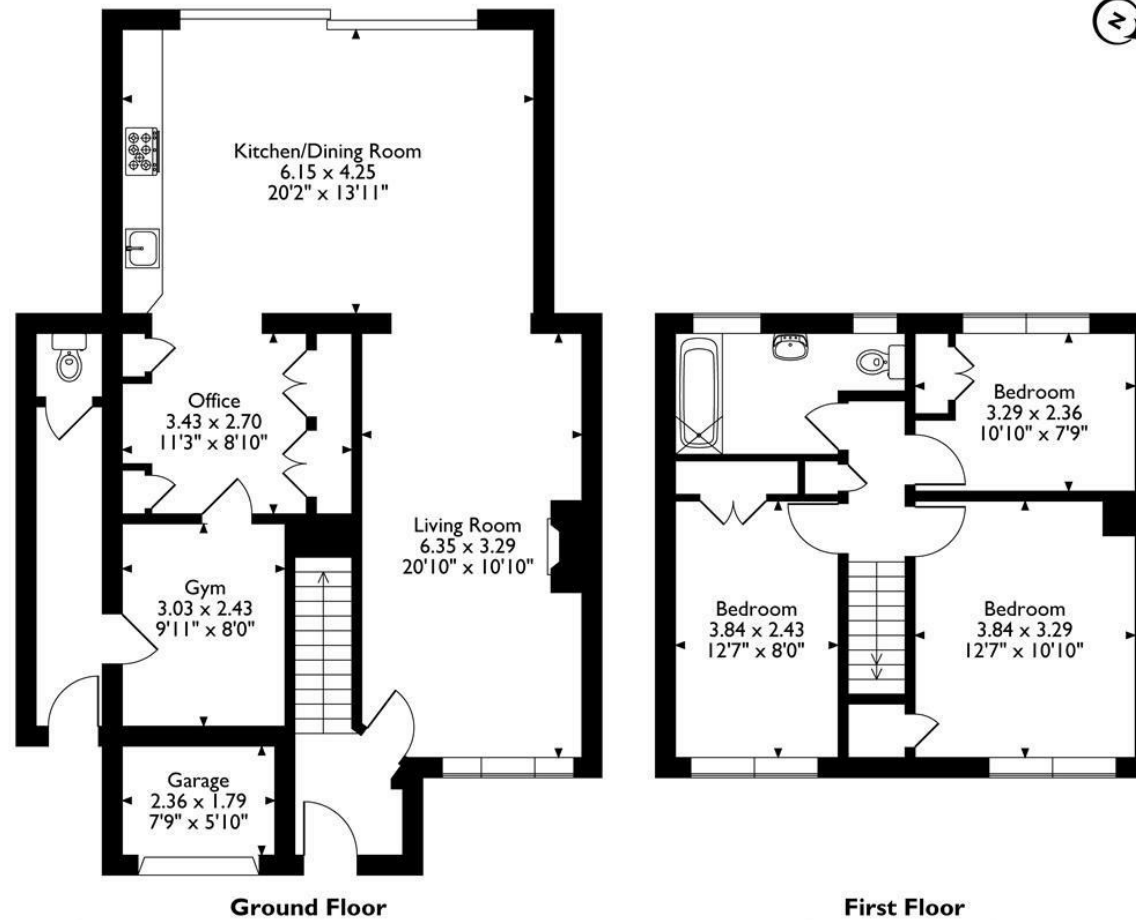
85, Vaisey Road, Stratton, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 124 Sq M/1335 Sq Ft

Garage = 4 Sq M/43 Sq Ft

Total = 128 Sq M/1378 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.

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