



High View, Winstone, Gloucestershire, GL7 7JU
Asking Price £620,000

Cain & Fuller

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A unique opportunity to purchase a detached single storey contemporary residence located in a highly sought after village in glorious Gloucestershire countryside. Winstone is well situated giving residents excellent access to both M4 & M5 motorways and a selection of railway stations throughout Gloucestershire and Wiltshire. The property is presented in good condition benefiting from flexible and light living space including two light receptions rooms, fitted kitchen with good selection of storage, four well proportioned bedrooms some with built in storage, selection of family bath and shower rooms. The accommodation is warmed through by an oil fired heating system completed by a series of Upvc double glazed windows. The most outstanding feature of this property is the possibility of redevelopment and refurbishment to create a modern contemporary dwelling within this attractive rural setting, a version of which was granted in 2023. This could be adapted or recreated to individual requirements subject to planning consents and building regulation approval. Many neighbours within the lane have done this and created both interesting and attractive homes. Call Matthew Fuller at Cain & Fuller in Cirencester for further details and to arrange a viewing.

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Nearby 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

Winstone

The rural parish of Winstone is situated in the heart of the Cotswolds about 5½ miles north-west of Cirencester; its chief settlement is ¾ mile west of the main road from Cirencester to Gloucester offering good access onto the M4 / M5 motorways. The village has a selection of local amenities and facilities within this fabulous rural setting

Outside

The property occupies a fantastic plot ideal for the growing family we included a land registry extract to show the

extend of it. The gardens are mature and mainly laid to lawn creating a great environment for small animals or young children. It measures approx. 250 ft in length and is mainly laid to lawn.

Broadband and Mobile

We recommend purchasers go to Ofcom for details

Council Tax

Band G

Double Garage

Large single up and over door to front, side door to garden, power and light, gardeners WC, power and light.

EPC

D rating

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.

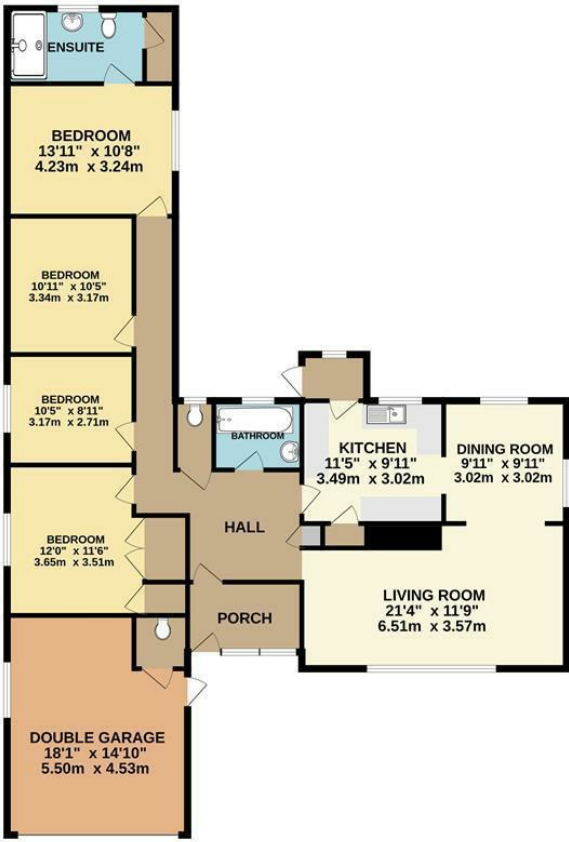
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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
1597 sq.ft. (148.4 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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 D. It has the potential to be C.

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



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