



The Orchard, Baunton Lane, Stratton, Cirencester, GL7 2LN
Asking Price £1,250,000

Cain & Fuller

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A superb opportunity to purchase an individual detached flexible family home located in one of the areas most sought positions on the edge of Cirencester town and close to a full range of amenities and facilities including a selection of schools. Stratton is a small village like suburb located on the edge of town with unparalleled access to Cirencester Park approx. 20,000 acres of open parkland open to the residents of Cirencester on a daily basis. The house has benefited from extension and refurbishment in the past to offer residents a light appealing living space ideal for the growing family boasting a high degree of seclusion. The Orchard is set within approx. a third of an acre of secluded gardens with automated gated access to a large driveway with parking for approx. seven cars. The main house offers light and well proportioned accommodation high lights include a high specification kitchen/dining/family space opening onto the enclosed gardens through modern Bi-folding doors, well proportioned family bedrooms with a selection of bath and shower rooms, dual aspect reception space and an enormous family/studio/bedroom ideal for the growing family. To the side of the main house there is a large integral double garage and extensive workshop to the rear. Individual houses within Baunton lane are always sought after we recommend early viewing through Cain & Fuller in Cirencester.

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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

The Orchard 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

Storm porch gives access to entrance door leading to a spacious reception hallway. The main lounge offers a dual spect with views to the gardens, inset contemporary woodburner a well proportioned living space. To the rear of the house the vendors have created an extensive comprehensively fitted kitchen/dining/family room with superb storage and a selection of high quality appliances, the dining area is ideal for the family with Bi-folding doors opening directly onto the secluded gardens. To the front of the house there is a large family room a light room with large picture window. To the side of the hallway door leads to a useful utility room with access through to a further hallway giving access to the large studio/bedroom located above the integral double garage a flexible and private living space. Further internal door gives access to the double garage and workshop to rear. The first floor of the main house benefits from a light and spacious landing with access to all four family bedrooms serviced by a family bathroom and separate large shower room. The ground floor of the house benefits from matured and attractive wood flooring ideal for the growing family with most of the first floor being close carpeted. The house is warmed by a gas fired central heating system complemented by double glazed windows and doors.

Outside

The Orchard is sited centrally in approx. a third of an acre of secluded and secure gardens. Entrance via automated gates leading to an established driveway with parking to the front of the house and double garage for approx. eight cars. The gardens are to front, side and rear of the house being mainly laid to lawn with established shrubs and specimen trees. They create a great outside space for small animals or the growing family with an extensive decked seating/entertaining area to the rear of the house benefiting from a sunny westerly facing aspect.

Gated driveway

The property is approached via high double automated gates with access pad for visitors. The driveway gives easy parking for approx. eight cars in front of the house and large double garage.

Council Tax

Band F

Viewing

Call Cain and Fuller in Cirencester for a viewing

EPC

To follow

Mobile and broadband

We recommend applicants go to Ofcom for full details

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.

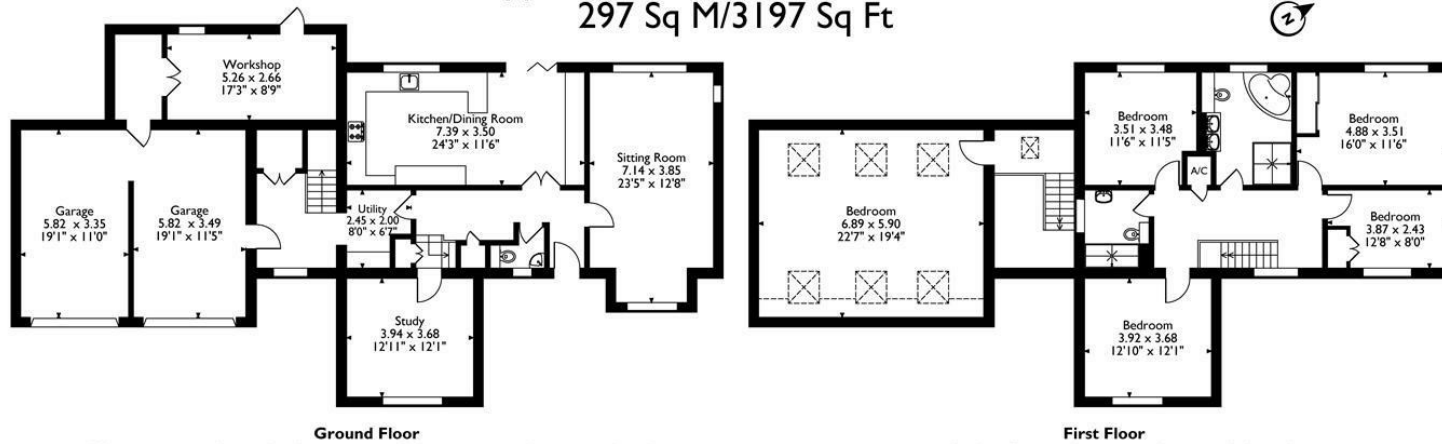
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is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

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The Orchard, Baunton Lane, Cirencester, Gloucestershire
Approximate Gross Internal Area
297 Sq M/3197 Sq Ft



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