



The Coach House, Bingham Close, The Avenue, Cirencester, GL7 1HJ
Asking Price £665,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

A unique opportunity to acquire an individual Cotswold Stone detached former Coach House located just off The Avenue, a centrally located and sought after position within the very heart of Cirencester within walking distance of a selection of schools, parks and facilities that the town has to offer. This distinctive and attractive home combines modern contemporary design with the character of an historical stunning building. In the recent past the property has been fully refurbished to a high standard and benefits from a selection of high specification features. This property is in the perfect location in the heart of Cirencester offering everything that we are generally asked to find in a period Cotswold Stone property 'Simply the Best' To view this Coach House call Cain and Fuller in Cirencester.

Asking Price £665,000



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 Avenue is located in 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

To the ground floor a well proportioned reception hall gives access to the ground floor accommodation with a useful and practical downstairs cloakroom/WC to side. The lounge benefits from a dual aspect with large and period windows to the front aspect flooding the room with light. This room boasts a period stone fireplace with fitted 'Clear view' woodburner, a spacious room with ample space for soft furnishing. The present vendors have recently refitted the kitchen/dining/family room with a contemporary and stylish kitchen benefiting from a comprehensive range of storage. This room is dual aspect with large picture windows to front and a large open dining area. The first floor benefits from three well proportioned bedrooms, of special mention is the master suite with extensive built-in storage and a large en suite full bathroom with bath and separate shower cubicle. A modern family bathroom services the remaining bedrooms in this family home. The property is presented in excellent order by the present vendors and benefits from an efficient gas fired central heating system. We would draw applicants notice to the EPC rating which we believe reflects an efficient modern home for a period stone building.

Outside

To the front of The Coach house there is off road parking for two cars with the provision for an EV charger with path leading to the entrance door. The property benefits from two areas of garden, to the front a good sized courtyard laid to a low maintenance format and enjoying a good degree of privacy. To the other side of the coach house there is an enclosed lawned garden with established patio area and a timber shed for storage, this would provide ideal space for small animals or young children.

Council Tax

Band E

Mobile and Broadband

We recommend purchasers go to Ofcom for details on mobile and broadband

Communal Charge

The Coach House forms part of Bingham Close a small and exclusive haven in a central position residents have an annual charge of £560 for upkeep of communal spaces.

Viewing

Through Cain and Fuller in Cirencester

Parking

The property benefits from parking for two cars to the front of the Coach house with an EV charger for electric cars.

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.

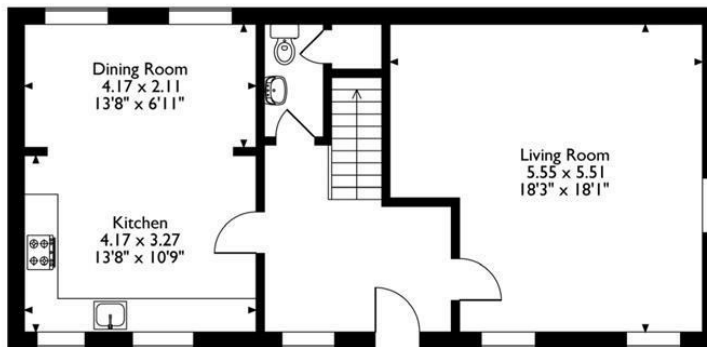
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is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

Cain & Fuller

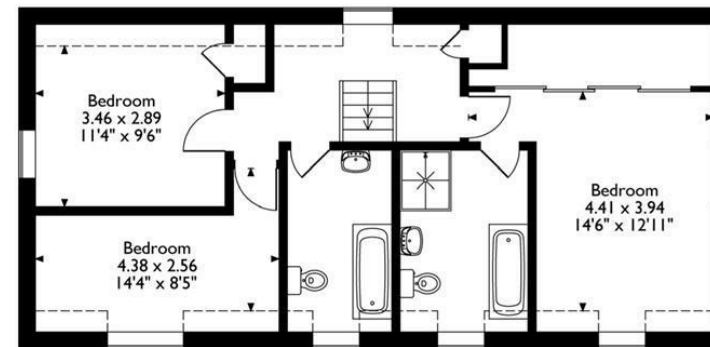




Approximate Gross Internal Area 129 Sq M/1388 Sq Ft



Ground Floor



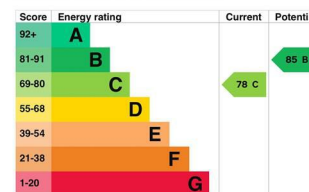
First Floor

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 B.

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



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