



**38 Rendcomb Drive, Cirencester, Gloucestershire, GL7 1YN**  
**Asking Price £645,000**

A superb opportunity to acquire an extended and remodelled four bedroom detached family home located in this highly sought-after area on the edge of Cirencester town close to a full range of amenities and facilities. In recent years the present vendors have undergone substantial extension and remodelling of this quality family home to present an appealing and stylish family living space. Of special mention is the truly stunning kitchen/dining/family room fitted to a high standard with comprehensive range of storage and built-in appliances including central chef's island and 4 meter opening bi-folding doors leading onto the secluded family garden. Rendcomb Drive is a select and established cul-de-sac of properties which are rarely available, so well positioned for primary and secondary schools and with a selection of local amenities including doctors surgery, selection of small convenience stores and nearby access to Cirencester Park 20,000 acres of open parkland used by residents of the town on a daily basis. To view this outstanding home call Cain and Fuller in Cirencester.





Cirencester

Cirencester is a 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 several supermarkets (which include 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 20,000 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Alongside amateur dramatic groups, many concerts by talented local choirs are given in Cirencester Abbey. 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

Rendcomb Drive is in a much sought-after location due to its proximity of being within walking distance to the town centre. Most of the town consists of period town houses and cottages. 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

An entrance door leads to a large reception hallway with internal door to the garage, door to a modern downstairs cloak room with window to front. Stairs lead to the first floor with a understairs easy access draw storage. To the front of the house a good sized lounge with large picture window to the front aspect, looking over the driveway and cul-de-sac beyond. To the rear of the property, the present vendors have created a truly stunning kitchen/dining/family room, finished to an extremely high standard with a comprehensive selection of storage and integral appliances. Of special mention is the central chef's island with ceramic high performance hob with external floating extraction above, wine cooling fridge to side and sociable breakfast bar. Other features include large corner larder, superb range of storage, semi vaulted roof line to the dining/family area with selection of skylights and bi-folding doors opening onto the secluded family garden. To the rear corner of the house a large fully fitted utility room with back door access to the outside ideal for muddy dogs and children. To the first floor the flexible bedroom space has had a stylish master suite added with a stunning bedroom with fully vaulted ceiling including electronically operated large sky light window and large picture window to front, this room opens onto a contemporary en-suite shower room with window to rear. There is a selection of three other bedrooms with an impressive guest suite comprising of bedroom area with built in storage and door leading to a contemporary en-suite shower room ideal for guests being private and self-contained. The further two bedrooms are serviced by a further contemporary family bathroom. The house is warmed by a gas fired central heating system which is complemented by a series of UPVC double glazed windows and doors. We would point out that the property is presented in pristine condition throughout by the present vendors

Outside

The present vendors have laid a maintenance free resin driveway with parking for two cars with access to the house and gated side access to the rear garden. The rear garden is an outstanding feature of the property being laid to lawn with a high degree of seclusion and creating a secure environment for small animals or young children. The property benefits from an open aspect to the rear with the garden being sunny and secluded

Council Tax

Band E

Single Garage

Single integral garage with electric roller door to front, power and light and the useful addition of internal door to the hallway is ideal in the UK climate for access.

Driveway Parking

The vendors a resin low maintenance driveway with parking for two cars in front of the house and garage with side gated access to the rear garden.

Planning permission

As part of the extensive modernisation of the property, there is extant planning permission to convert the existing garage into a self-contained annex with en-suite and to add two windows into the existing attic space to allow conversion into a usable space.

EPC

To follow

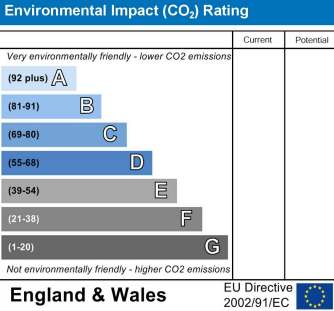
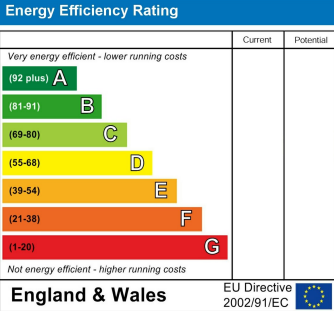
Broadband and Mobile

We recommend purchasers go to Ofcom for full details

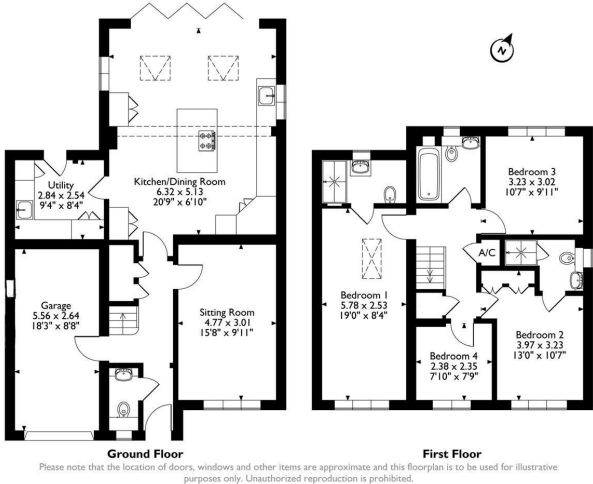
Agents Note

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



38, Rendcomb Drive, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
147 Sq M/1582 Sq Ft



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