



**The Nook, Links View, Cirencester, GL7 2NF**  
**Chain Free £600,000**

**Cain & Fuller**



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TO VIEW IMMEDIATELY GO TO OUR VR MATTERPORT TOUR ON THE LISTING ! A unique opportunity to acquire a refurbished and extended contemporary family home located in a highly desirable and secluded position on the edge of Cirencester town closed to a full range of amenities and facilities including Cirencester Park. The park is accessible to the residents of Cirencester on a daily basis with 20,000 acres of beautiful open countryside. Stratton is a highly desirable area with open all hours convenience store, two public house's, outstanding primary school and a large selection of sporting facilities all located within one mile of Cirencester Market place. The Nook has just benefited from extension and full refurbishment to now present a high specification four bedroom living space which is located in a secluded position in a highly sought after area on the outskirts of Cirencester Town. Externally the property benefits from bloc paved parking for four vehicles to the front and a highly secluded large rear garden mainly laid to lawn ideal for the growing family. Properties within this area are so rarely available we urge early viewing of this quality home to avoid disappointment.

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### **Stratton**

Stratton a small village positioned on the edge of Cirencester Town within a mile of the market place, this area has an Ofstead outstanding rated primary school and a selection of local amenities including village shop/post office, public house, local clubs and associations. Ideally situated for open country walks and approximately 15 minute walk into Cirencester town centre. Swindon c.16 miles; Cheltenham c.18 miles; Oxford c.38 miles Kemble station c.3 miles (London Paddington about 75 minutes)

### **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.

### **Outside**

The property benefits from a highly secluded corner plot boasting a south to south westerly aspect with the garden having a great deal of privacy. The property is approached via a freshly gravelled driveway with parking for approx. Eight cars to the side of the property and in front of the double detached garage. The whole is mostly enclosed creating a secluded family space. Open garden areas are ideal for the growing family and small animals. The photographs shown on the brochure display a number of lawned areas these have been recently top soiled by the vendors who have provided grass seed for sowing when new residents arrive. The photographs have had grassed areas artificially inserted do ask the agents for the originals if required.

### **Double garage**

There is a detached double garage with two up and over doors, power and light, side door to garden

### **Mobile and broadband**

### **Viewing**

Through cain and fuller in Cirencester

### **Tenure**

Freehold

### **Council tax**

Band C

### **Agents note**

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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.



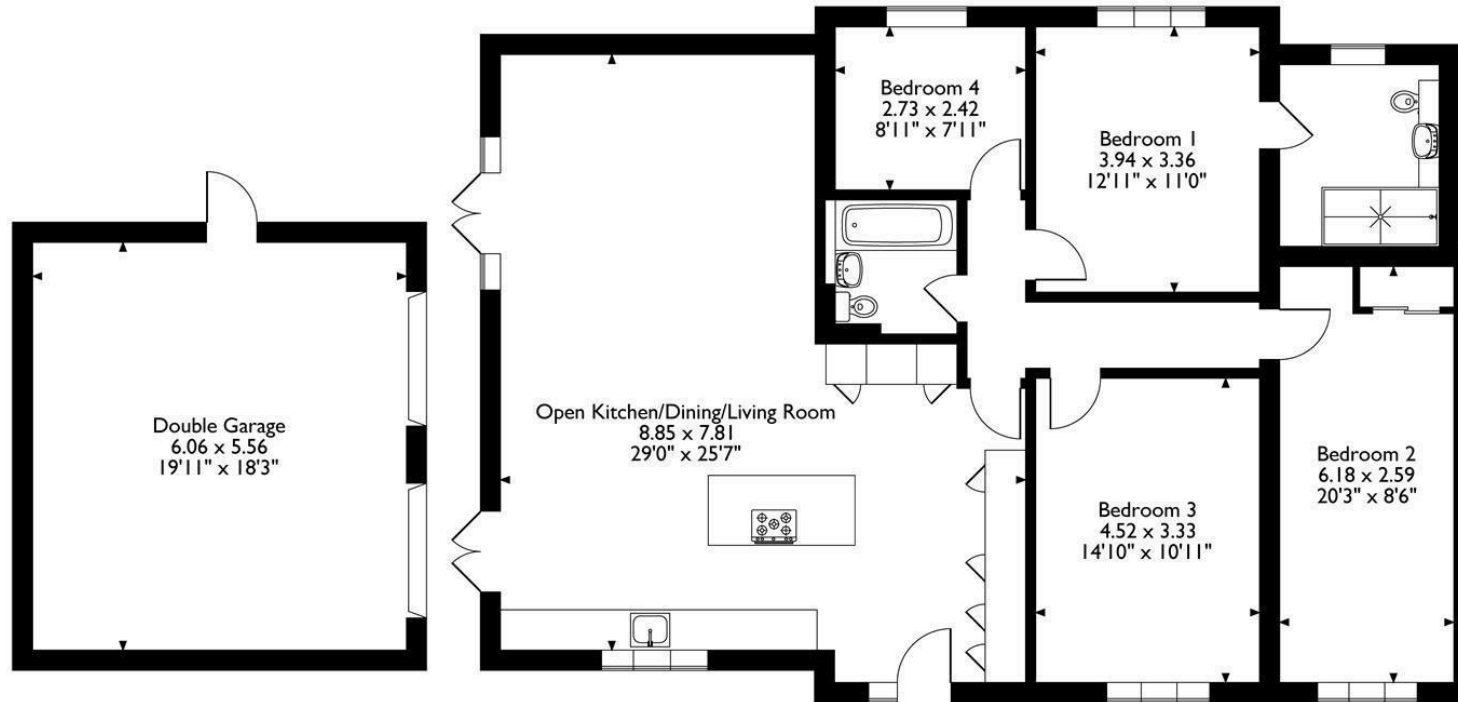








Approximate Gross Internal Area  
Main House = 131 Sq M/1410 Sq Ft  
Double Garage = 34 Sq M/366 Sq Ft  
Total = 165 Sq M/1776 Sq Ft



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.