



Cornerstones Woodmancote, Cirencester, GL7 7EF
Asking Price £669,950

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

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

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A rare opportunity to acquire an established detached family home located in this popular village to the north of Cirencester in glorious Gloucestershire countryside. Woodmancote is a Cotswolds village near Cirencester, Gloucestershire, England. The village lies just off the A435 (Cheltenham road) and near to the neighbouring village of North Cerney which benefits from a primary school and The Bathurst public house. The village is surrounded by amazing Gloucestershire countryside ideal for those who enjoy country pursuits. The village is located approx. 2.5 miles from the vibrant market town of Cirencester. Cornerstones offers incoming purchasers a high specification living space presented in excellent condition by the present vendors, positioned in an attractive and secluded position within the village we urge early viewing through Cain & Fuller the vendors sole agent in Cirencester.

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Woodmancote

Woodmancote is a small village which lies between the renowned Cotswold towns of Cirencester and Cheltenham, in an Area of Outstanding Natural Beauty. Both towns provide a wide variety of shopping, leisure and educational amenities with Cheltenham being well known for its cultural and science festivals. Communications are good with access from Cirencester to the M4 and London, which is convenient for access to Heathrow and Bristol airport, the M5 and a regular train service from Kemble to London Paddington taking about 75 minutes.

Sporting activities in the area include racing at Cheltenham, water sports at the Cotswold Water Parks, golf at Cirencester Golf Club, just up the road from the property, Polo at Cirencester Park and fishing with local syndicates. There is a choice of excellent schools in the area including Rendcomb College almost on the doorstep, Hatherop Castle School, North Cerney Primary School, Beaudesert Park, Westonbirt and the Cheltenham Colleges. There is a village shop and post office in both Rendcomb and Stratton, and a doctor's surgery at Rendcomb.

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.

Description

The ground floor of the house offers light and airy living space, there are three receptions room these include a dual aspect well proportioned formal lounge with the benefit of a Cotswold Stone open fireplace fitted with a 'Jet Master' ideal for the winter evenings. There is a light garden room which doubles as a home office for the present vendors which gives access to and over looks the private garden, a separate dining room boasting a sunny aspect with ample space for a large dining table and opens onto the kitchen. In recent years the house has benefited from an extensively fitted contemporary kitchen with a superb range of storage and a wide selection of quality appliances with extensive high performance work surfaces, selection of recessed ceiling lighting and inset sink. Windows give aspects to front and side gardens and door leads to a utility room with selection of storage and external door to the driveway and gardens. There is also a large central hallway with stairs to the first floor and well presented down stairs wc. The first floor is centred around an open galleried landing with pleasant aspects to the gardens. There is a selection of well proportioned bedrooms and modern contemporary family bathroom with full suite including large bath and separate shower enclosure. An outstanding feature of this floor is the Master Suite benefiting from a large bedroom with dressing area, a large selection of built-in storage and door to a contemporary shower room fitted to a high standard. The accommodation is presented in excellent condition by the present vendors it is warmed by a selection of thermostatic radiators each with freestanding thermostat enabling complete control, these are complemented by double glazed windows throughout the house. Cornerstones is a unique individual family home we would urge early viewing.

Outside

As the name would suggest Cornerstones is situated within a corner plot in the heart of woodmancote, the house boasts private and sunny gardens well maintained by the present

vendors and benefiting from a south to south westerly facing orientation. There main gardens areas are laid to lawn with a selection of patio entertaining areas, selection of established flower borders and specimen trees. The garden is bounded by an attractive dry Cotswold stone wall with pedestrian gated access to front and double five bar gated access to the gravelled driveway and single detached garage. Within the garden there is also a selection of useful storage.

Garage

Single garage with eaves storage space power and light , gravelled driveway to front with double five bar gated access off the small lane.

Council Tax

Band E

Viewing

Through Cain & Fuller in Cirencester

Tenure

Freehold

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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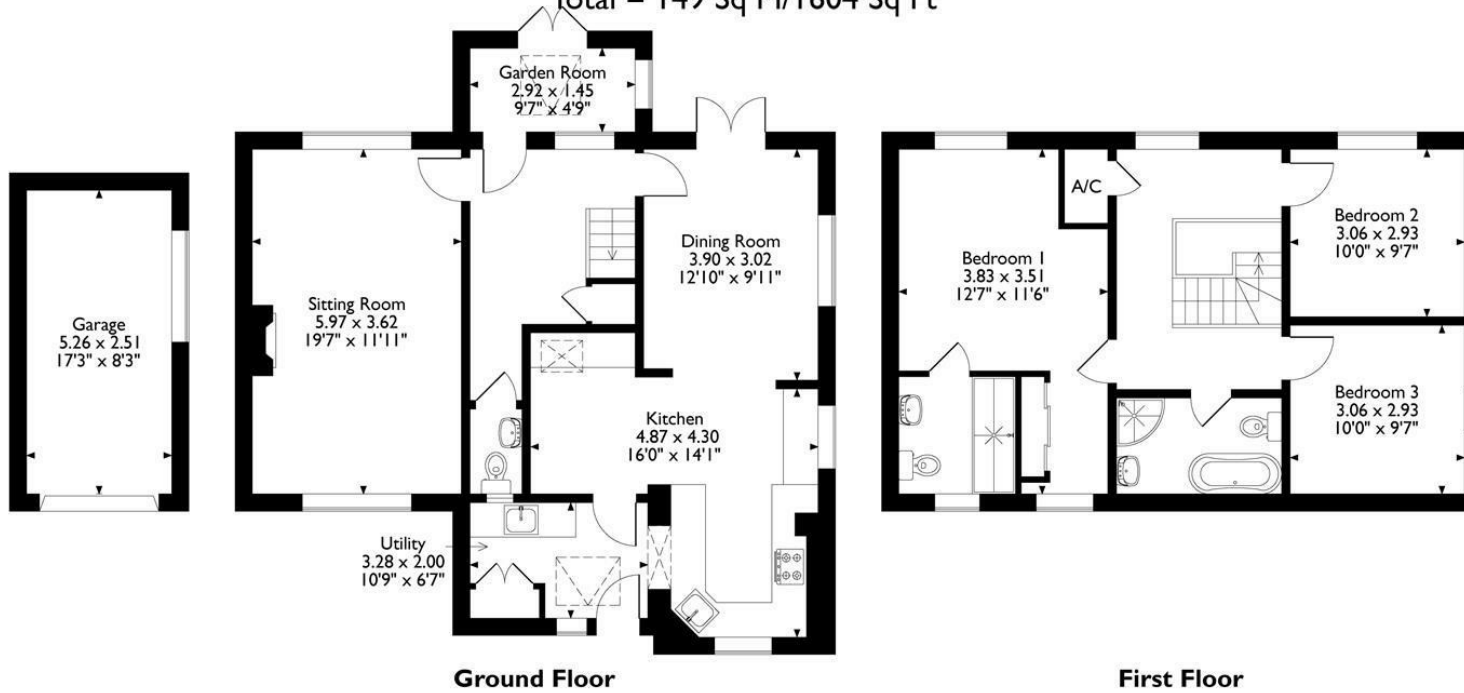
Cornerstones, Woodmancote, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 136 Sq M/1464 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 149 Sq M/1604 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.