



**40 Partridge Way, Cirencester, GL7 1BQ**  
**Chain Free £550,000**

**Cain & Fuller**

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VIEW OUR MATTERPORT INTERACTIVE VR TOUR ON THIS AMAZING PROPERTY !!! 40 Partridge Way offers a CHAIN FREE ! opportunity to purchase an immaculate detached family home located within this highly sought after area on the out skirts of Cirencester town close to a full range of amenities and facilities including a selection of primary and secondary schools. In recent years the property has refurbished and extended to now present an appealing and stylish family living space presented in superb condition. Externally the property benefits from a sunny and secluded south westerly facing rear garden ideal for the growing family and a large bloc paved driveway to the front of the house and single garage with off road parking for approx. three cars. We would urge early viewing of this stylish four bedroom family home located in this sought after area. Call Cain & Fuller in Cirencester to arrange a viewing.

**Chain Free £550,000**



## 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

40 Partridge Way is 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

40 Partridge Way is a well presented and appealing family living space located in a quiet and established cul de sac on the edge of Cirencester town. Entrance door leads to a large and bright hallway with stairs to first floor accommodation and access to the main living space on the ground floor including downstairs WC cloakroom a must for the family. To the front of the house there is a large open living room with large picture window to front aspect and ample space for soft furnishings, double doors lead to a large dining room with feature bloc paved floor and ample space for dining table and side board. The dining room leads to a well fitted contemporary kitchen with excellent range of storage and extensive work surfaces with picture window to the rear garden, and also the large stylish garden room added to the rear of the house in recent years to best enjoy the sunny south westerly facing aspect over the secluded rear garden. To the side of the house a utility room with door giving access to the rear garden and attached single garage, a covered external area for dry access in the winter months. The first floor accommodation benefits from four bedrooms with a selection of built-in storage and a contemporary white family shower room refitted to a high standard in recent years. The house benefits from a gas fired central heating system complemented by Upvc double glazed windows and doors, the living space is presented in excellent condition throughout with a selection of attractive floor coverings and contemporary decoration, we urge early viewing as properties in this area are rarely available.

## Outside

To the front of the house there is an extensive block paved driveway with off road parking for approx. three cars with an established garden and hedgerow giving a degree of privacy. Gated side access leads to the secluded rear garden. To the rear of the there house there is a sunny south westerly facing garden providing a safe and secure environment for small animals or young children. The garden is laid to lawn with a series of established paved seating areas to enjoy the aspect. There is a selection of established borders and specimen trees making this an interesting and attractive garden.

## Mobile and broadband

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

## Garage and Driveway

There is a bloc paved driveway with parking for approx. three cars in front of the house and single garage, the garage benefits from a recently installed electric roller door, power and light, useful eaves storage space, door to the rear garden.

## Viewing

Through Cain & Fuller in Cirencester

## Council tax

Band E

## 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.

**Cain & Fuller**





40, Partridge Way, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 121 Sq M/1302 Sq Ft

Garage = 11 Sq M/118 Sq Ft

Total = 132 Sq M/1420 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.