



34 Links View, Stratton, Cirencester, GL7 2NF
Chain Free £595,000

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. 34 Links View 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 Links View 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.

Mobile and broadband

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

Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

Double Garage and Driveway

There property benefits from a large gravelled driveway with parking for approx. Six cars, giving access to the property and the detached double garage with two up and over doors, power and light door to side, a great asset to any home.

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.

Description

Entrance door leads to a truly stunning main living space, extended and fully refurbished by the present vendors. This light and airy area benefits from a large lounging space with double doors opening onto the secluded rear garden, a contemporary high specification kitchen/dining/family space with doors to garden and window to side, this room has been fitted and equipped to an extremely high standard with full range of high quality appliances including a stunning Chef's island with large ceramic hob with integral Bora extraction system. There is a large family breakfast bar with seating for four and extensive working surfaces. The dining area gives good space for a large family dining table with aspect and doors onto the rear garden. Further accommodation includes four double bedrooms, master of which has a large en-suite contemporary shower room with window to garden, and a new modern bathroom which services the family. The combination is warm throughout by an efficient gas from a central heating system which is complimented by double glazed windows and doors making this an efficient family living space. The property has been re-plastered and redecorated in recent months and as such offers light and well presented living space.

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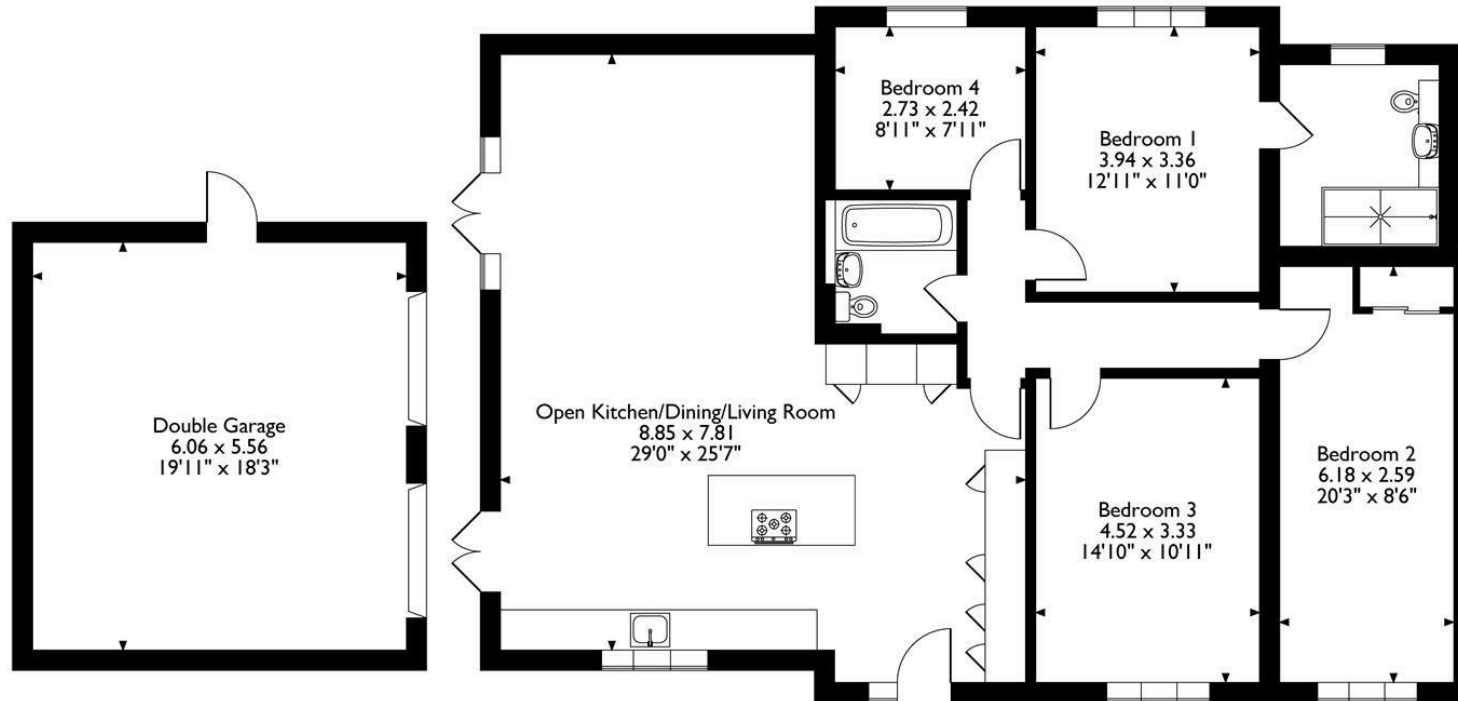
34, Links View, Cirencester, Gloucestershire

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

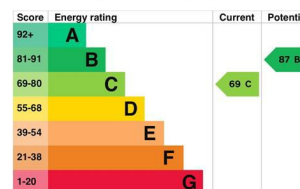


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.