







## 4 Burford Road, Cirencester, Gloucestershire.

### DIRECTIONS

Please use the postcode GL7 1AF or call the office at any time for detailed directions from your location.

### SUMMARY

Substantial 1920's detached family on a generous plot with plentiful parking and large gardens. The accommodation includes four bedrooms, two bathrooms, three reception areas, and a kitchen/breakfast room. The location is exceptionally convenient for the town centre whilst enjoying open fields and countryside walks across the road to the front. Having been occupied by the current family for nearly thirty years, please get in touch to discuss this rare opportunity.

### PROPERTY

The property is accessed from the front into a large and welcoming entrance hall with stairs leading to the first floor. The original character of the property is prominent with picture rails and original doors and this continues throughout the property. To the right is a large living room with wood burner. Double doors lead out into the substantial conservatory which provides plenty of further reception space and a fantastic spot to enjoy views across the mature gardens. Across the hall from the living room is the dining room which is another great size room. The kitchen/breakfast room sits behind it and is fitted with a range of storage and appliance space as well as room for a small breakfast table. There are two utility areas providing further storage and appliance space. The ground floor is completed by a useful cloakroom fitted with a wc and wash hand basin as well as providing some under stairs storage. The first floor landing provides access to all of the upstairs rooms which include four bedrooms as well as the bathroom and shower room. The bathroom is fitted with a suite comprising bath and wash hand basin, whilst the shower room is fitted with a suite comprising shower cubicle, wc, wash hand basin, and bidet. All of the bedrooms are a good size, two have the benefit of built in storage and they all have a great view of either open fields to the front for the largest three rooms, or in the case of the fourth bedroom, over the attractive rear gardens.

### GARDENS

The property sits on a generous plot of approx 0.15 acres, which is large given it's proximity to town. The front is shielded from the road by a large hedge which conceals a driveway providing plenty of parking and space to turn around, as well as mature borders. There is gated access to the large rear garden which is mainly laid to lawn with mature borders, shrubs and trees. There is a substantial patio adjoining the property, a large pond, and shed.

### LOCATION

The property enjoys an exceptionally desirable location, combining the convenience of a town centre location, with the benefit of open fields to the front and a footpath leading into Harebush Woods. Cirencester is a popular town with a wide range of local amenities to offer its residents and visitors. The property is convenient for the A417/9 which in turn provides easy access to the M4 and M5, whilst mainline trains to London and elsewhere are available from nearby Kemble Station.

### VIEWING

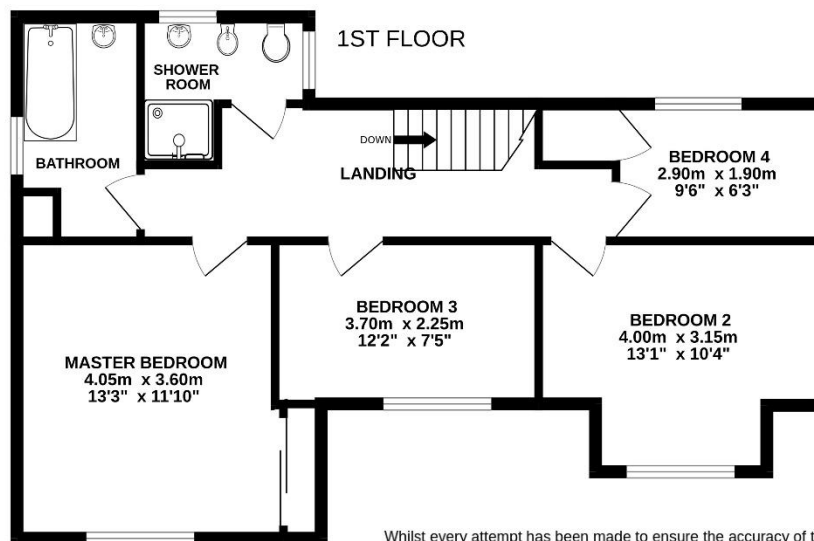
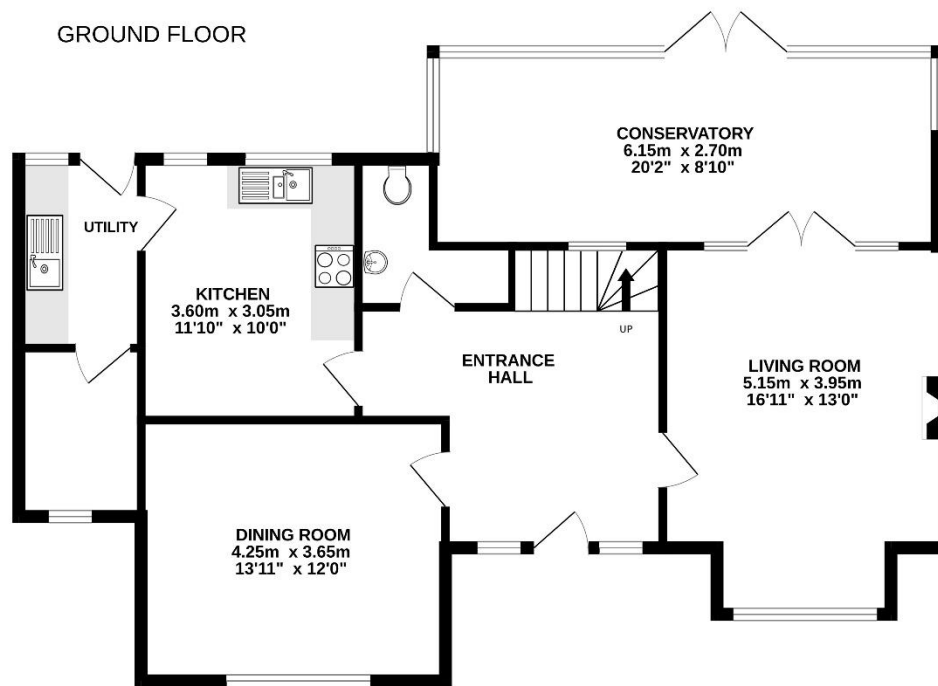
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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