



1 Shepherds Way, Cirencester, Gloucestershire, GL7 2EY
Chain Free £895,000

Cain & Fuller

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Cain & Fuller

For an immersive unique viewing of this amazing house GO TO OUT MATTERPORT VIRTUAL TOUR ON THIS LISTING !! Number 1 Shepherds Way is a rare and superb opportunity to acquire an extended 4/5 bedroom detached family home located in Shepherds Way one of Cirencester's most desirable and established areas on the edge of the town centre close to a full range of amenities and facilities including the renowned Powell's primary school. Available with NO-CHAIN the house sits proudly in a corner plot giving pleasant views over to the village of Stratton and Cirencester Park. The accommodation is presented in excellent condition and gives a degree of flexibility in its usage with a selection of four reception rooms to the ground floor offering light and appealing living space. The house benefits from a range of five family sized bedrooms with attributing shower and bathrooms, a large and useful loft room. Properties built in the 1930's give occupiers a selection of well proportioned rooms and a selection of period features. To view this stylish family home on the edge of town within walking distance of the market place and having great access to open countryside we recommend calling Cain & Fuller in Cirencester.

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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

Shepherds 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

An attractive classic 1930's family home offering a selection of character features throughout the property, storm porch has entrance door leading to an inviting reception hall way with selection of storage, additional WC and access to the useful utility room and boot room with door to the rear. The main reception rooms and living space is located to the south and westerly aspect of the house giving free flowing access to all areas which also benefit from large windows with aspects onto the secluded gardens. A dual aspect kitchen/diner offers a well fitted selection of storage and work surfaces with integral appliances and range of mood lighting with double doors leading to an additional garden room to side. An additional downstairs room located off the hallway offers an ideal fifth bedroom or home study for homeworkers. The first floor accommodation benefits from a range of four well proportioned family bedrooms with a selection of built-in storage, special mention to the master suite a large and open living space with a range of built-in wardrobes and a well equipped modern fitted en suite bathroom. The loft room also provides a useful additional space at this level, most windows to the first floor benefit from pleasant views over the surrounding countryside and onto the town of Cirencester. The living space is presented in excellent condition by the present vendors and benefits from a gas fired central heating system with a series of double glazed windows.

Outside

1 Shepherds Way occupies a secluded and attractive corner plot giving far reaching views over to the village of Stratton and Cirencester Park. The gardens surround the house and benefit from a south to west orientation with a selection of lawned areas bordered by established flower borders. The vendors have created a range of dining and lounging areas to take full advantage of the secluded aspect and enjoy the sun in the summer months. The gardens are enclosed creating a safe and secure environment for small animals or young children. To the front of the house there is parking for three vehicles within a gated driveway with gated side access to both sides of the house.

Broadband and Mobile

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

Council Tax

Band F

EPC

D rating

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.

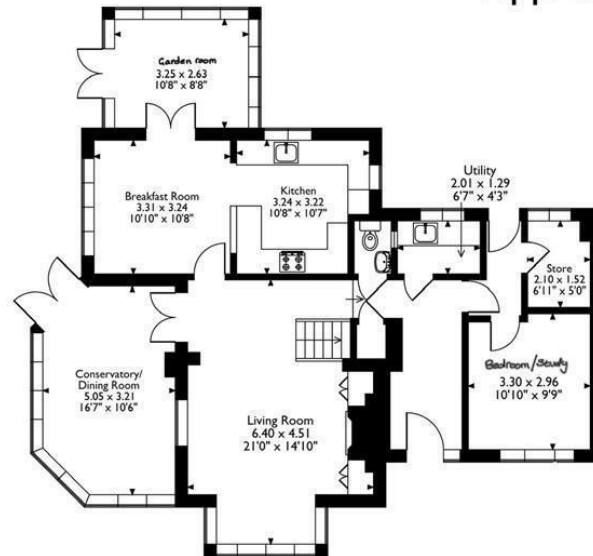
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

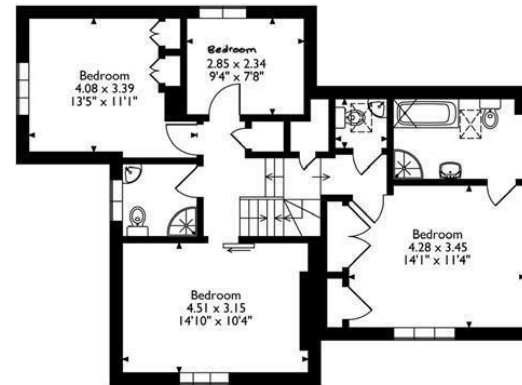




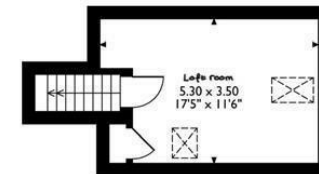
I, Shepherds Way, Cirencester, Gloucestershire
Approximate Gross Internal Area
200 Sq M/2152 Sq Ft



Ground Floor



First Floor



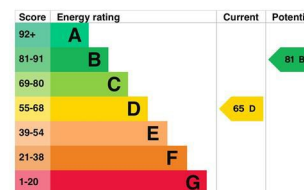
Second Floor

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.

Energy rating and score

This property's energy rating is D. 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.