



4 Victory Row, Coates, Near Cirencester, GL7 6NP
Asking Price £560,000

Cain & Fuller

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TO VIEW THIS AMAZING PROPERTY NOW GO TO OUR MATTERPORT VR TOUR ON THIS LISTING !! A superb opportunity to purchase a contemporary extended family home located in a highly secluded and attractive position within the sought after village of Coates on the edge of Cirencester town and well situated for the commuter with a direct rail link to London Paddington in the neighbouring village of Kemble. Over the recent past the accommodation has been refurbished and extended to provide both interesting and flexible living space presented in superb order with all of the attributes of a village house combined with stylish contemporary design. Of special mention is the size of the downstairs living space which provides all of the attributes the family desires including a light and attractive home office space ideal for those who have a hybrid work life style. The house also has the huge benefit of underfloor heating installed by the present vendors, this system is run through the air source heat pump making it highly efficient and cost effective. Externally there are secluded and enclosed gardens ideal for the growing family being laid to lawn with a selection of entertaining areas. A large driveway to front leads to the house and to a single garage/workshop to side. The property benefits from pleasant views of Coates the village to view this exciting home call Cain and Fuller in Cirencester to arrange a viewing.

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Coates and nearby Cirencester

Coates is located approx. Two miles from Cirencester which is an historic Roman town and 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

Number 4 Victory Row offers a sympathetically refurbished period semi detached family home located in a highly sought after and beautiful village on the edge of Cirencester. Entrance door leads to useful entrance porch with internal door to reception hallway. Hallway gives access to the ground floor accommodation and staircase to the first floor. The present vendors as part of their refurbishment have extended the ground floor of the house to a large degree to create a flexible and stylish living space ideal for the growing family. This living space is largely open plan giving access to a variety of spaces including a dual aspect lounge with fitted wood-burner, cosy sitting room again with independent wood-burner, ideal home study area designed for those who work from home and large open and bright kitchen/diner benefiting from a large glazed

opening filled with Bi-folding doors giving direct access onto the enclosed and secluded garden. The kitchen area is fitted with a contemporary range of units and built-in appliance with a large selection of work surfaces and picture window to side. The vendors during the refurbishment took the decision of installing underfloor heating to most of the ground floor living space with an attractive wood floor, an amazing decision particularly pleasing in the winter months creating a superb living environment. The system is thermostatically controlled it is a wet piped installation run by an air source heat pump to the side of the house making it efficient economic to run on a daily basis. There is also a practical and handy utility room to the front corner of the house ideal for the family. To the first floor there are three family sized bedrooms and a modern white bathroom suite with bath and separate shower cubicle with window to front. From many windows the house benefits from pleasant views to the village and secluded gardens. The property is presented in excellent condition and we would recommend early viewing through Cain and Fuller in Cirencester

Rear garden

The rear garden is an outstanding feature of the property benefiting from a high degree of seclusion and being fully enclosed ideal for the growing family or small animals. There is a large entertaining space directly to the rear of the house with access through Bi-folding doors to the living space. The main garden is laid to lawn with a range of specimen trees and shrubs, the vendors have created a raised bed ideal as a vegetable garden and there is also an addition patio area to the rear corner. Access to the detached single garage and gated side access to the front garden.

Front garden and driveway

Access from the lane that leads through the village to a large gravelled driveway with Cotswold stone wall to front, pathway to house entrance door, side gated access to the side of the house to the detached garage/workshop. The front garden is an excellent size giving the house an attractive frontage and ideal for the family.

Council Tax

Band D

Mobile and broadband

We recommend purchasers go to Ofcom for further details

Garage/workshop

A detached garage with doors to front leading to the driveway to the side and front of house. A really useful space with window and double doors to the rear garden, currently used as excellent storage however could be converted subject to planning to a detached lifestyle studio with a sunny aspect onto the secluded garden.

Viewing

Through Cain and Fuller in Cirencester

Tenure

Freehold

Epc

New EPC to follow

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.

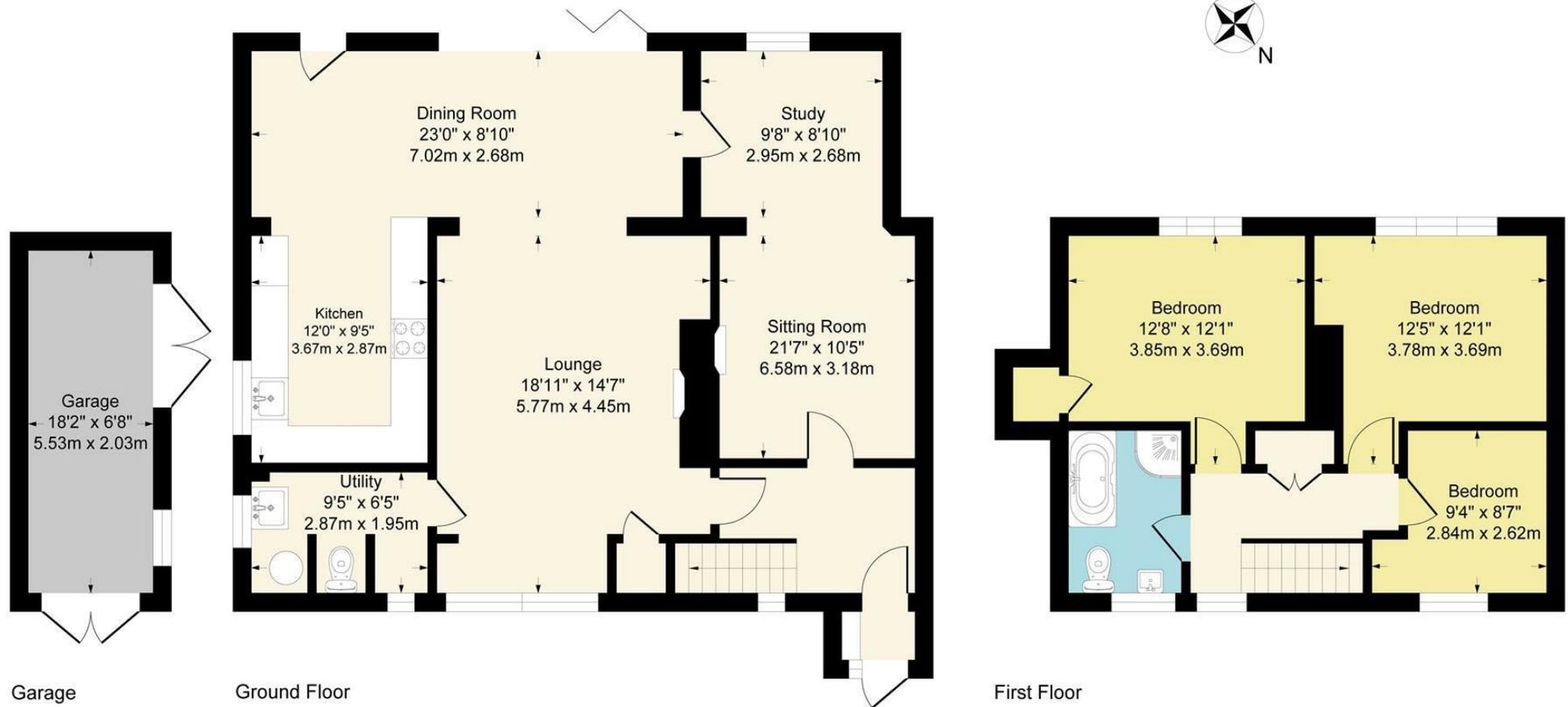
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

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Approximate Gross Internal Area 1625 sq ft - 151.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.