



**Park View Stratton, Near Cirencester, Gloucestershire, GL7 2LB**  
**Chain Free £235,000**

**Cain & Fuller**

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**Cain & Fuller**

A rare and unique opportunity to acquire a refurbished Cotswold stone period cottage located within the highly sought after area of Stratton on the outskirts of Cirencester town. The property has been refurbished in recent years by the present vendor and benefits from a full range of period character features combined with modern convenience. The property boasts a large Cotswold stone Inglenook fireplace to the main reception area with fitted log burner and both pleasing and practical flagstone flooring. The living area is open plan with a modern fitted kitchen and an extensive range of contemporary style units with wood work surfaces, range of built in appliances. To the first there is an open plan dressing room/study area with cottage window to the rear with views onto Cirencester Park and door leading to a family sized white contemporary shower room with window to the rear. Staircase leads to the top floor in the cottage with a large double bedroom and selection of exposed roof timbers with large sky light window giving far reaching views over Cirencester Park. Externally the cottage benefits from a secluded and enclosed garden, currently low-maintenance and benefiting from a south westerly facing orientation with a high degree of seclusion. Properties in Stratton are rarely available, the accessibility to open parkland in Barn Way makes this property highly desirable and we would urge early viewing to avoid disappointment.

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### **Stratton near Cirencester**

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 external area of the property benefits from a south-westerly facing orientation garden, currently laid to a selection of low maintenance areas by the present vendors, it enjoys a high degree of seclusion and sunny aspect as can be seen from the garden photograph.

### **Parking**

There is unrestricted parking in Barn Way to the side of the terrace.

### **Mobile and Broadband**

We recommend purchasers go to Ofcom for further details

### **Council tax**

Band A

### **EPC**

To follow

### **Viewing**

Through Cain and Fuller in Cirencester

### **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.

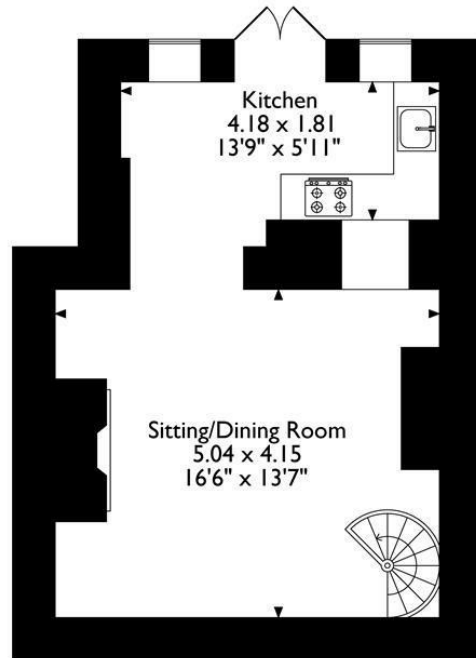
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

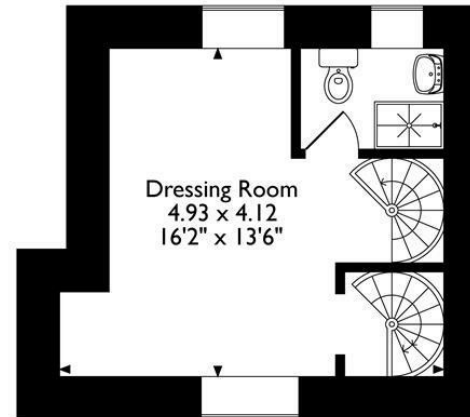




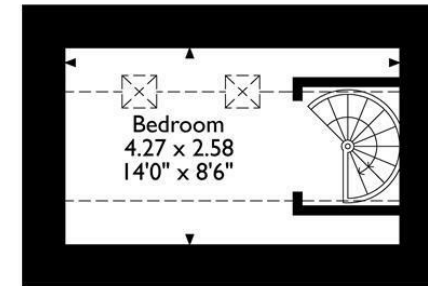
11 Gloucester road, Stratton, Cirencester  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



**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.