



20 Upper Churnside, Cirencester, GL7 1AL
Chain Free £425,000

Cain & Fuller

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Cain & Fuller

An opportunity to acquire a superbly presented four bedroom semi detached family home located in a highly desirable area on the edge of Cirencester town close to a full range of amenities and facilities including primary and secondary schools. In recent months the present vendor has carried out a refurbishment of this flexible and sizeable four bedroom home this includes new extensive kitchen/diner with large selection of storage and work surfaces with a range of integral appliances, new bath and shower rooms servicing the bedroom accommodation, full redecoration and reflooring throughout to now present an appealing and modern family living space. The ground floor gives particular flexibility in its usage with a fourth bedroom with shower room to side, a useful addition home office or if required fifth bedroom and a separate main reception room with access to hallway and kitchen/diner through glazed double doors. Some of the bedrooms benefit from a selection of builtin cupboard space and the family bathroom has separate bath and shower enclosure. Externally there is off road parking on a driveway for two to three cars with pathway to front entrance door. The rear garden benefits from a sunny south westerly facing orientation with patio areas leading to a lawned area, all fully enclosed creating a safe and secure environment for small animals or young children. We recommend early viewing of this flexible family home through Cain and 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

Upper churnside 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.'

Outside

Externally there is off road parking on a driveway for two to three cars with pathway to front entrance door. The rear garden benefits from a sunny south westerly facing orientation with patio areas leading to a lawned area, all fully enclosed creating a safe and secure environment for small animals or young children

Broadband and mobile

We recommend buyers go to Ofcom for full details

EPC

Band C

Council Tax

Band C

Tenure

Freehold

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.

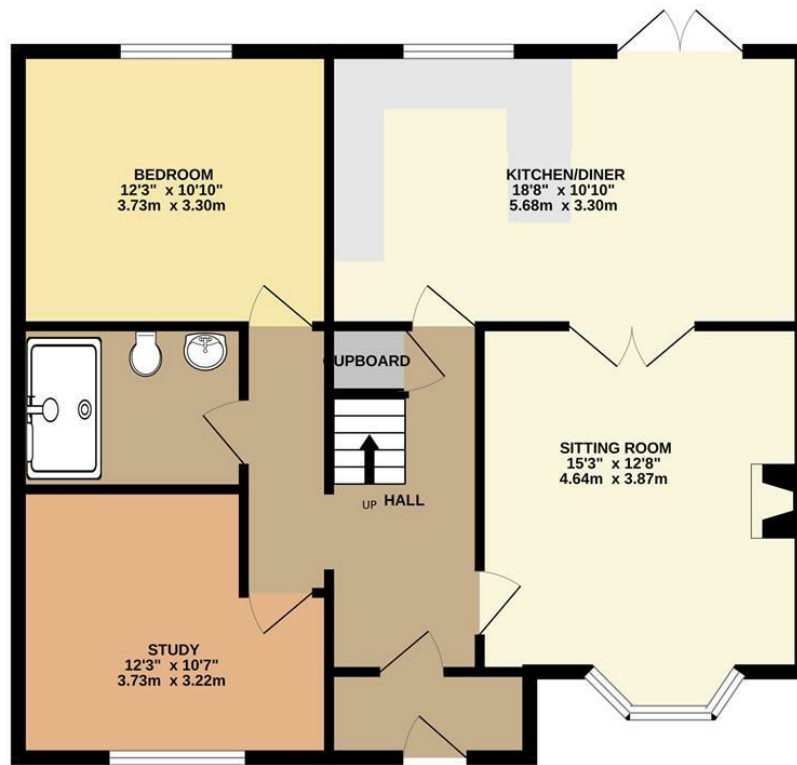
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

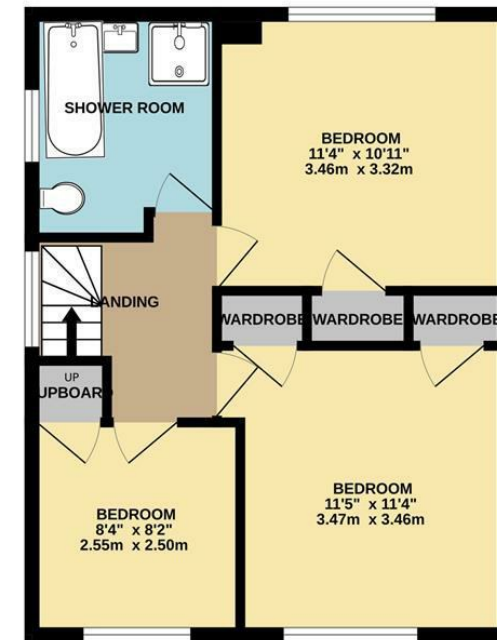




GROUND FLOOR



1ST FLOOR

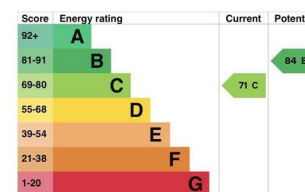


TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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.