



## **Daisey Wheel Cottage, Stratton, Cirencester, GL7 2LJ** **Asking Price £898,500**

View this stunning property now with our VR INTERACTIVE VIRTUAL TOUR on this listing !! A superb opportunity to purchase a unique character cottage located in a picturesque position within a highly sought after area on the edge of Cirencester Town within approx. 1 mile of Cirencester's Market Place and also benefiting from a selection of local amenities and facilities. Stratton is a favoured environment with local amenities including village shop/post office, period hotel and spa, two popular and well supported public houses and direct access into Cirencester Park, 20,000 hectares of parkland open to the residents of Cirencester on a daily basis. There is also a favoured primary school well supported by the local community and located in secluded and established grounds in the heart of the area. In recent years the present vendors have sympathetically refurbished and extended this spacious family home to an extremely high standard to present stylish and appealing living space with an impressive selection of character features aligned with modern contemporary design. Externally the cottage boasts a sunny westerly facing orientation with vehicular and pedestrian access through high close boarded gates leading to a enchanting secluded walled garden with lawned and flagstoned entertaining areas to take full advantage of the aspect. A gravelled driveway with Automated gates gives parking for two vehicles in front of the integral garage and cottage. We recommend viewing to appreciate this truly stunning cottage.



**Stratton**

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

**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**

Daisy Wheel Cottage is located a short walk to the town centre 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**

A unique characterful cottage presented in outstanding condition by the present vendors. The property is believed to date back to the 1770's the presented vendors have undergone an extensive refurbishment and sizeable extension to now present an interesting and flexible living space. Throughout the cottage there is a selection of character features married with modern contemporary design. The accommodation offers large and well proportioned rooms with the ground floor space seamlessly flowing throughout the cottage and giving instant access to the secluded walled garden. Stand out features include the super sized principal reception room with an array of character features including stunning open fireplace and contemporary kitchen/dining/family space fitted to an extremely high standard with bi-folding doors again accessing the sunny and secluded garden. To the first and second floors there is a selection of four bedrooms including well proportioned master suite and simply stunning guest suite with far reaching views onto Cirencester park and open plan study/reading room. Of special note to the upper floors is the constant westerly facing view to the front over Cirencester Park an amazing aspect enjoyed everyday by the present vendors.

**Outside**

Externally the cottage boasts a sunny westerly facing walled garden with vehicular and pedestrian access through high electric automated close boarded gates leading to an enchanting secluded garden with lawned and flagstoned entertaining areas to take full advantage of the aspect. A gravelled driveway gives parking for two vehicles in front of the integral garage and cottage. The garden provides a secure and secluded environment for small animals or young children with excellent access to the cottage and main living areas.

**Mobile and broadband**

We recommend purchasers go to Ofoom for further information

**Council Tax**

Band E

**Viewing**

Through Cain and Fuller in Cirencester

**Garage**

Integral garage with electric door, power and light, internal door to cottage.

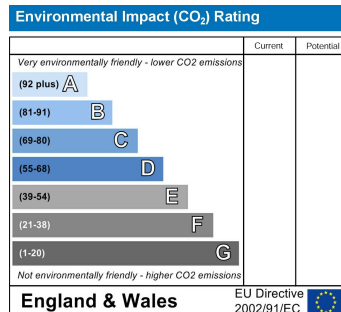
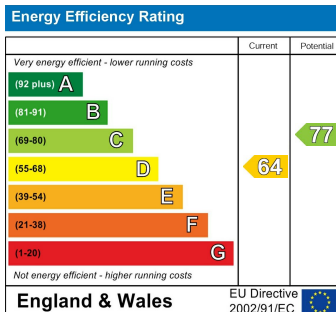
**Agents Note**

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



Approximate Gross Internal Area  
Main House = 187 Sq M/2014 Sq Ft  
Outbuilding = 13 Sq M/140 Sq Ft  
Total = 200 Sq M/2154 Sq Ft



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.



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