

25 Churn Meadows, Stratton, Cirencester, GL7 2BE

Chain Free £425,000

Cain & Fuller

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25 Churn Meadows gives purchasers an excellent opportunity to acquire a high quality extended modern three double bedroom home located on this small and select development in Stratton. Churn Meadows is situated on the edge of Cirencester town in a quiet and convenient position with great access to a selection of local amenities and facilities, including a highly rated primary school. There is also easy access to open countryside with Cirencester Park on the door step, offering approximately 7000 acres of parkland, and open daily: ideal for dogs walking and rambling. The accommodation is set out over three storey's and offers light flexible living space. Externally, there is a private and attractive rear garden with open aspect, totally enclosed creating a safe environment for small animals or young children. There is off road parking in front of a single garage ideal for the growing family. Properties in Churn Meadows are rarely available: we urge early viewing. This property is available with NO CHAIN. Call the agent for details

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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

Description
Entrance door leads to reception hallway with stairs door to accommodation. To the front of the property there is an extensively fitted kitchen with excellent range of storage units, wood work surfaces and built-in appliances. Door to side leads to a useful down stairs WC cloak room with main space opening onto a large dining/family area ideal for large dining table and storage. In recent years the house has been extended with a large room to the rear elevation, a modern and light living space with full width bi-folding doors leading onto the secluded rear garden. The first-floor accommodation boasts a large double second bedroom with far reaching views to the rear and a double bedroom to the front of the house with built in storage and two double glazed windows to the front aspect. Leading off the landing there is also a well presented modern family bathroom. Stairs from the first floor landing lead to the second storey where the master suite is located, featuring a large double bedroom with far reaching views to front and two deep built in wardrobes. There is a door to a desirable modern en-suite shower room with sky light window to rear: a huge benefit to a spacious family home. The accommodation is presented in excellent order throughout by the present vendor. It benefits from a full gas fired central heating system complimented by double glazed windows throughout and has benefited from some recent redecoration.

Outside
Front garden low maintenance with pathway to entrance door. The rear garden creates an ideal environment for small animals or young children being fully enclosed with maintenance free astroturf area leading to a raised deck and entertaining space.

Single garage and parking
There is parking in front of the single garage which has door to front and eaves storage space.

Viewing
Through Cain and Fuller in Cirencester

Council Tax
Band C

Mobile and Broadband
We recommend purchasers go to Ofcom for details

Tenure
Freehold

Photographs
The listing shows a selection of original and AI generated images for the purpose of marketing.

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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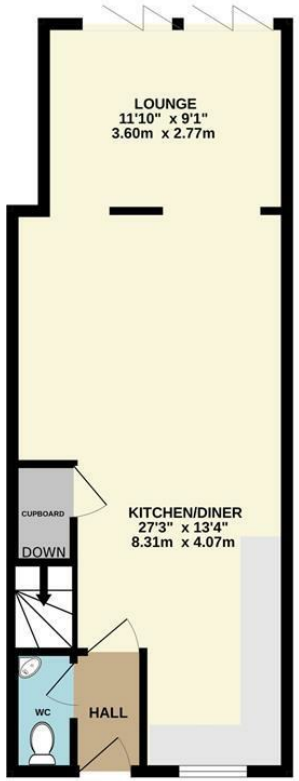




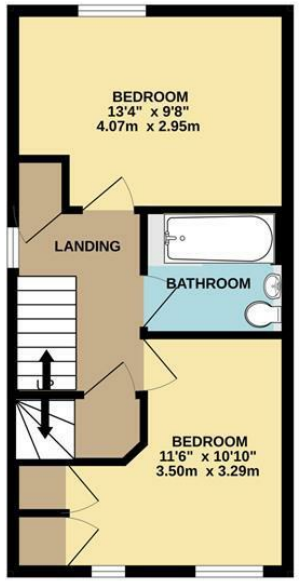




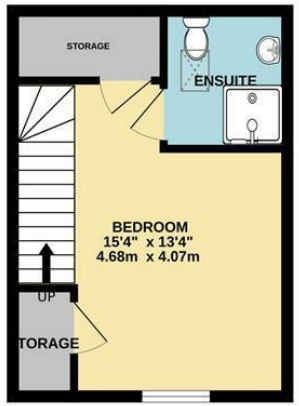
GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



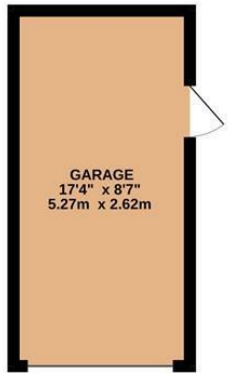
1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



GARAGE
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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