



1 Chesterton Park, Cirencester, Gloucestershire, GL7 1XU
Asking Price £1,000,000

Cain & Fuller

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A rare opportunity to acquire a substantial Four bedroom, Three bathroom detached family home located in a highly sought after area of Cirencester within walking distance of the town centre, Waitrose, community hospital and GP surgery, primary and secondary schools, the local sixth form college and Cirencester Park. In the recent past the property has undergone extension and refurbishment and now offers a high specification and appealing living space. The house stands in established, well tended and attractive gardens offering a high degree of seclusion. London is only a 75 minute commute away from the nearby station. Early viewing is highly recommended through the vendors' sole agent 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

Chesterton Park is a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the street consists of period town houses and cottages. 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

Bespoke Oak entrance porch leads to entrance door to accommodation. Reception hall gives access to the first floor accommodation, door to downstairs cloakroom and access to most down stairs accommodation. The house benefits from well proportioned light living space, to the rear elevation a formal lounge focused around a stone fireplace with ample space for substantial soft furnishings and benefiting from full height windows and opening patio doors to the secluded rear garden. A formal Dining room to the front of the house offers space for a large table with picture window to front. An extensive kitchen/breakfast/family room is perfectly placed offering access to the rear garden through full height patio doors, this room has been extensively fitted with a comprehensive modern kitchen offering a wide range of high quality appliances and a selection of food preparation and cooking areas. A centrally placed Chef's island offers excellent preparation space, additional storage and pleasant aspect to the gardens. Fitted range cooker with eight burners, bonnet extraction and additional chef's sink to side is ideal for the large family with ample space for a large table and some soft furnishing in the family area. An additional large utility/activity room is located to the front aspect giving additional living and storage space with side door to the gardens ideal for dog owners. The first floor of the property offers light and well proportioned bedrooms with a selection of built-in storage, the Master and Guest rooms both have modern En suite facilities, with a large family bathroom servicing the additional two bedrooms. A spacious light landing gives access to all bedrooms and also to a large loft space through fitted hatch. The house is presented in superb order throughout and offers stunning living space.

Outside

To the front of the house a large open gravelled driveway with parking for approx. seven cars, wide side access to both sides of the house and access to the front door with

attractive spacious Oak framed porch.

The rear garden is an outstanding feature of the house having been lovingly landscaped and nurtured by the present vendors in recent years to now present a secluded and attractive outside space ideal for the growing family offering a safe and secure space. The garden is mainly laid to lawn with established entertaining space to the rear of the house with established pergola taking for advantage of the sunny and secluded aspect.

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for further details

Council Tax

Band F

Tenure

Freehold

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.

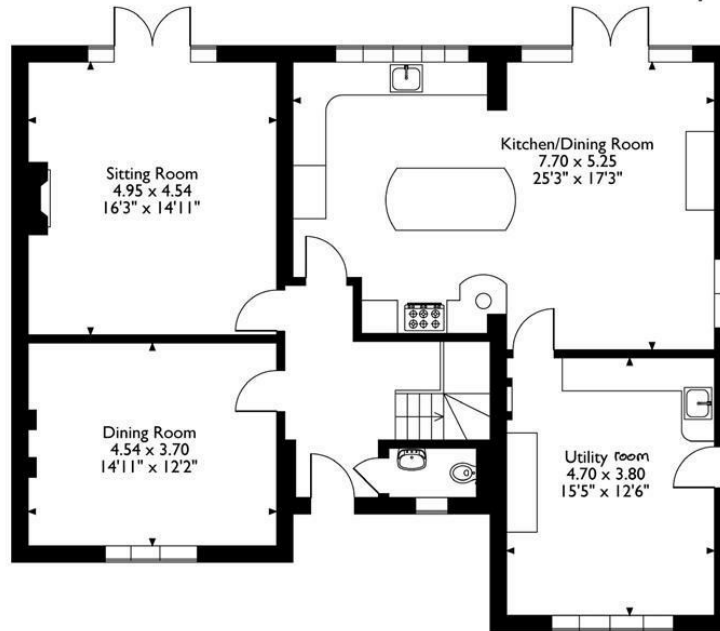
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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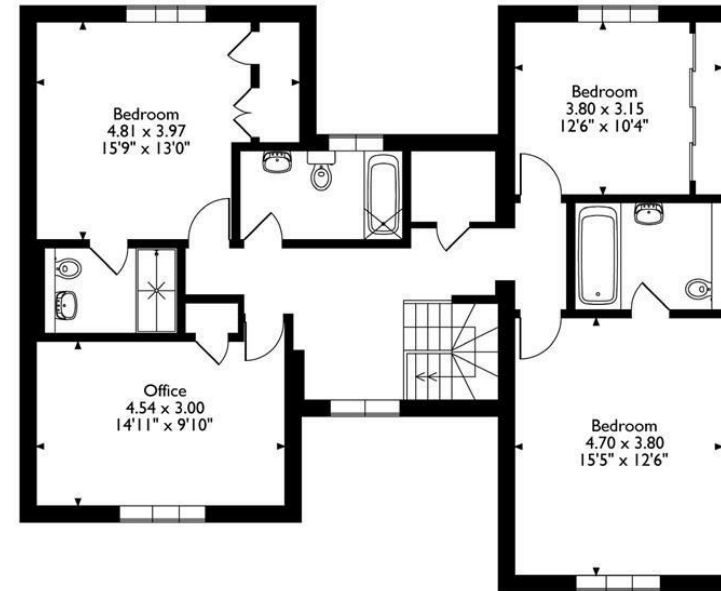




I, Chesterton Park, Cirencester, Gloucestershire
Approximate Gross Internal Area
210 Sq M/2261 Sq Ft



Ground Floor



First 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.