



**1 St John's Close, Stratton, Cirencester, GL7 2JA**  
**Chain Free £495,000**

**Cain & Fuller**

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)

**Cain & Fuller**

Available with NO-CHAIN !! A superb opportunity to acquire an extended semi detached family home located in a highly sought after position on the edge of Cirencester close to a selection of local facilities and amenities including Cirencester Park, parkland open to the residents of Cirencester on a daily basis ideal for a variety of country pursuits. Stratton as an area also benefits from a post office/convenience store, two public houses, hotel and well renowned primary school. Number 1 St John's Close is presented in good condition throughout offering light and appealing family accommodation. The property is warmed by a gas fired central heating system, complimented by a series of double glazed windows and doors, there are two good sized reception rooms and a large Conservatory to the rear elevation over looking the rear garden. Entrance door to front leads to a reception hallway with stairs to first floor and useful down stairs cloakroom. To the first floor there are three family bedrooms with a selection of storage and a modern white bathroom. Externally the house occupies a corner plot with a fantastic large family garden which benefits from a sunny and secluded aspect. To the side of the house there is a detached garage with driveway parking to the front. We recommend early viewing of this superb family home, house's in this area are so rarely available. Call Cain and Fuller estate agents of Cirencester to arrange a viewing.

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### **Stratton**

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**

Externally the house occupies a corner plot with a fantastic large family garden which benefits from a sunny and secluded aspect. The main garden is laid to lawn with a selection of flower borders and established seating areas to enjoy the outside space. To the side of the house there is a detached garage with driveway parking to the front.

### **Mobile and Broadband**

We recommend purchasers go to Ofcom for full details on coverage.

### **Viewing**

Through Cain and Fuller in Cirencester

### **EPC**

To follow

### **Council Tax**

Band C

### **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.

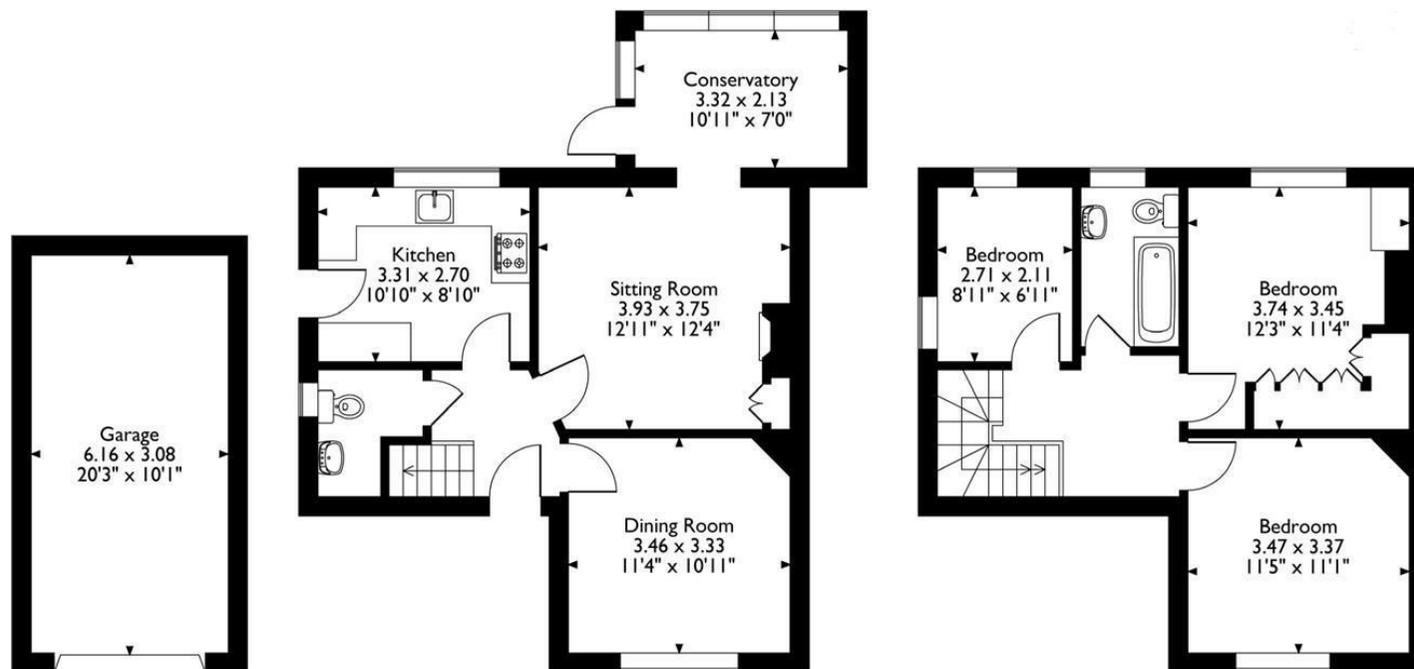
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





St. Johns Close, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
Main House = 95 Sq M / 1023 Sq Ft  
Garage = 19 Sq M / 205 Sq Ft  
Total = 114 Sq M / 1228 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.