



**19 Upper Churnside, Cirencester, GL7 1AL**  
**Asking Price £387,500**

**Cain & Fuller**

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**Cain & Fuller**

An opportunity to acquire a superbly presented four bedroom 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 the past the property has benefited from updating to now present a modern and appealing family living space. To the front of the house a large square lounge with picture window to front aspect and a useful and practical hallway with stairs to first floor. The rear of the house boasts an open and light kitchen/diner with picture window and opening double doors onto the large rear garden. The kitchen area is fitted with a range of modern units with a selection of built-in appliances and opens onto a large dining area with ample space for family table. To the first floor a great benefit of this house is the selection of four well proportioned bedrooms and large family bathroom with selection of storage. The property benefits from a gas fired heating system which is complemented by Upvc double glazed windows throughout all in good condition. A great benefit of the house is the large plot with gravelled driveway giving off road parking to front and a long family garden with extensive lawned areas to the rear and selection of patio space to the rear of the house. There are well established flowerbeds borders and a selection of external storage ideal for the growing family. This family garden creates a safe and secure environment for small animals or young children. We urge early viewing of this attractive family home within walking distance of all of Cirencester's amenities and facilities.

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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 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**

To the front of the house there is off road parking for two cars on a gravel driveway with side access to the rear garden. The rear garden is an outstanding feature of the house with a fully enclosed lawned garden ideal for the growing family. There is an established patio at the rear of the house leading to lawns with established flowerbeds. Contained within the garden there is some outside storage ideal for bicycles etc. there is a gated side access to the front garden.

## **Mobile and Broadband**

We recommend purchasers go to Ofcom for further details.

## **Tenure**

Freehold

## **Viewing**

Through Cain and Fuller

## **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.





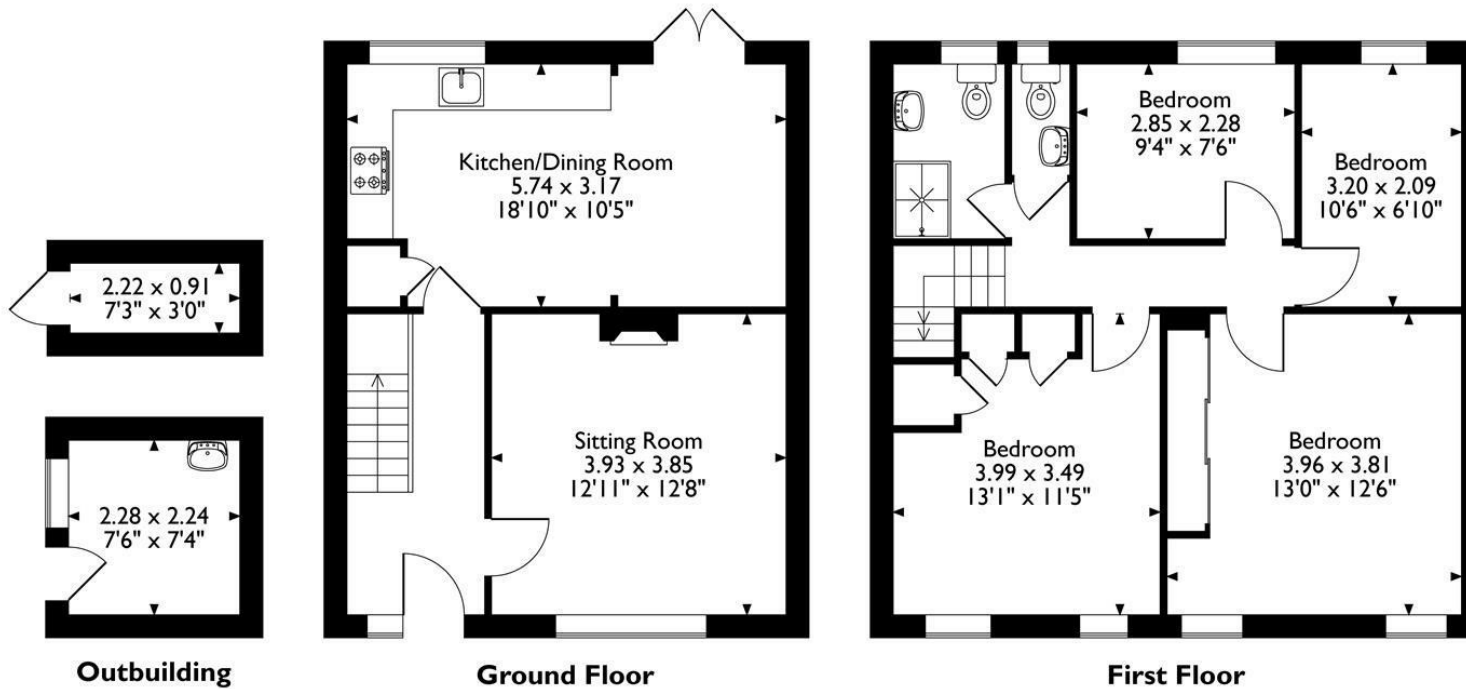
19, Upper Churnside, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 94 Sq M/1011 Sq Ft

Outbuildings = 7 Sq M/76 Sq Ft

Total = 101 Sq M/1087 Sq Ft



**Outbuilding**

**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.