



29 Hanstone Close, Cirencester, Gloucestershire, GL7 1WX
Offers Over £200,000

Cain & Fuller

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A rare opportunity to acquire an outstanding Coach House located in a highly sought after position on the outskirts of Cirencester town, close to a good range of amenities and facilities including doctors surgery, pharmacy, convenience store and Cirencester Park; approx. 20,000 hectares of parkland open to the residents of Cirencester on a daily basis. The apartment has undergone a recent refurbishment and is finished to a high standard, it now benefits from a comprehensive modern kitchen with selection of storage and high quality built-in appliances, well appointed modern white bathroom with fitted bath and shower above, double glazed windows and doors, heating via gas fired central heating system. There has also been full reflooring and redecoration to create a highly desirable and stylish contemporary home. Externally the property benefits from allocated parking for one vehicle in front of the integral single garage. Many owners within the area have converted the spacious accommodation into a two bedroom property, either by subdivision of the existing space or converting the integral garage subject to planning and building approval. We are able to bring this apartment to the market in a chain free position and recommend early viewing to appreciate it. Call the vendors sole agent Cain & Fuller in Cirencester.

Offers Over £200,000



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

Hanstone Close is in a 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

Pathway to front leads to the entrance door, there is a gravelled area with specimen tree in front of the property.

Viewing

ThroughCain and Fuller in Cirencester.

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

Broadband and mobile

We recommend purchasers go to Ofcom for further details.

Integral Garage

Up and over door to front, power and light with storage, subject to planning it is possible to convert this space to an additional bedroom or reception room.

Driveway

There is parking for one car in front of the garage

Tenure

Leasehold

999 year lease from 1990 with 963 years remaining

Maintenance charge ask the vendors sole agent for details

Council tax

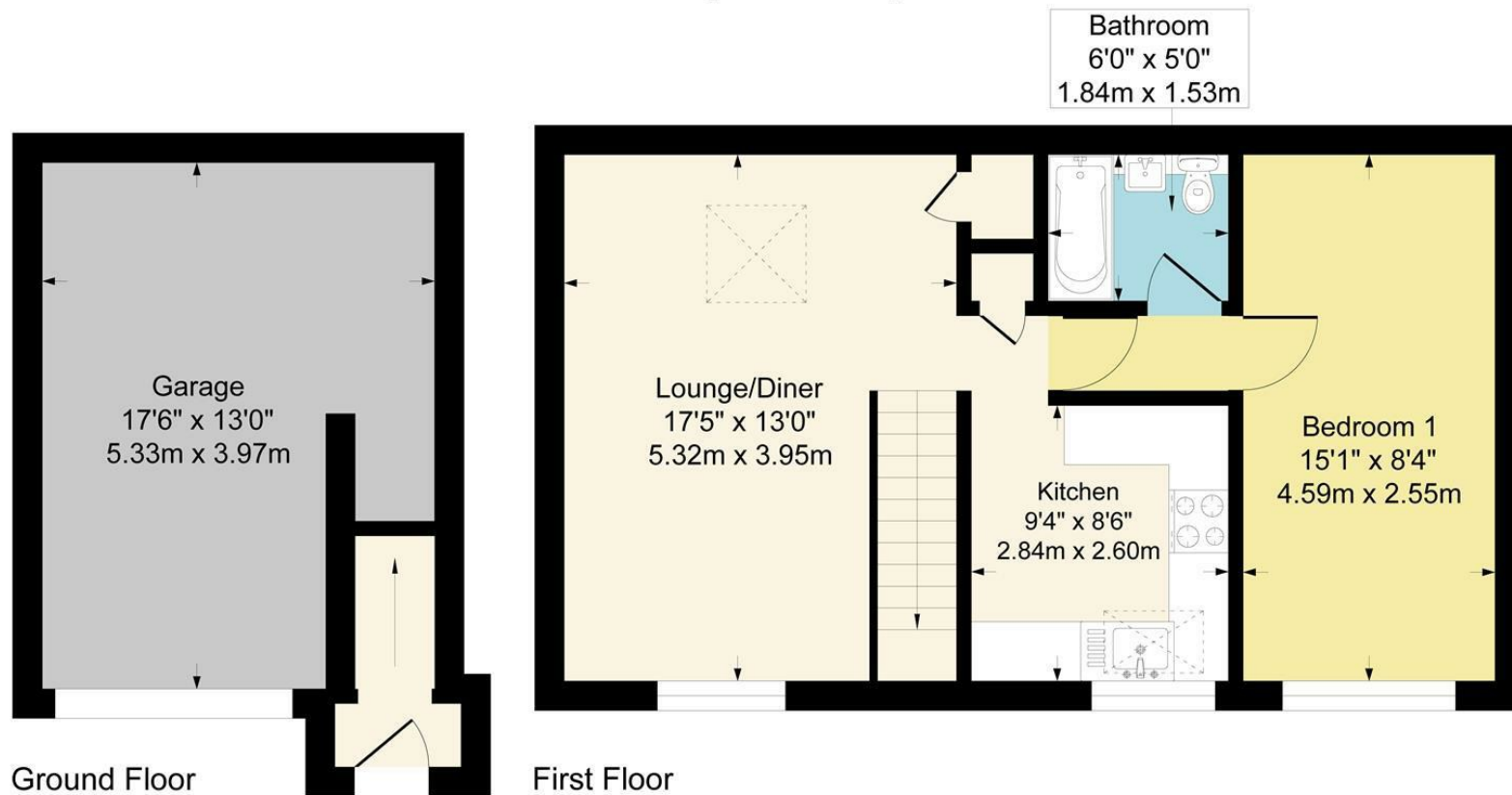
EPC

Band C





Approximate Gross Internal Area 789 sq ft - 72 sq m

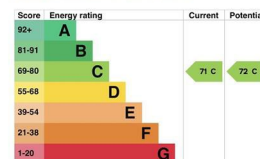


Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.