



**31 The Green, Cirencester, GL7 1AU**  
**Asking Price £420,000**

**Cain & Fuller**

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**Cain & Fuller**

A superb opportunity to purchase an extended four bedroom family home located in a sought after area with good access to both primary and secondary schools within the area. In the past the property has been extended and fully refurbished by the present vendors to create an appealing and flexible living space with the benefit of well proportioned reception rooms. There is an extensively fitted contemporary kitchen with excellent range of storage and integral quality appliances, well appointed recently refurbished family bathroom with stylish contemporary white suite. The property is warmed by a gas fired central heating system which is complemented by a series of Upvc double glazed windows. Externally a great benefit of the house is the extensive family gardens to the rear, offering a fantastic seared and secure environment for small animals or the growing family. There is also a large selection of outbuildings some with power and light giving ideal workshops and hobby spaces. To the front there is off road parking for three vehicles and a pleasant aspect over the green. We would urge early viewing of this excellent family home.

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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**

The Green is in 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**

The house benefits from extensive family gardens to the rear offering a fantastic seared and secure environment for small animals or the growing family. There is also a large selection of outbuildings some with power and light giving ideal workshops and hobby space as well as a detached timber lodge which could create a useful home office if required.

## **EPC**

BAND d

## **Parking**

Parking for three vehicles to the front of the property on private driveway

## **Viewing**

Through Cain and Fuller in Cirencester

## **Broadband and mobile**

We recommend applicants go to Ofcom for further details.

## **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.

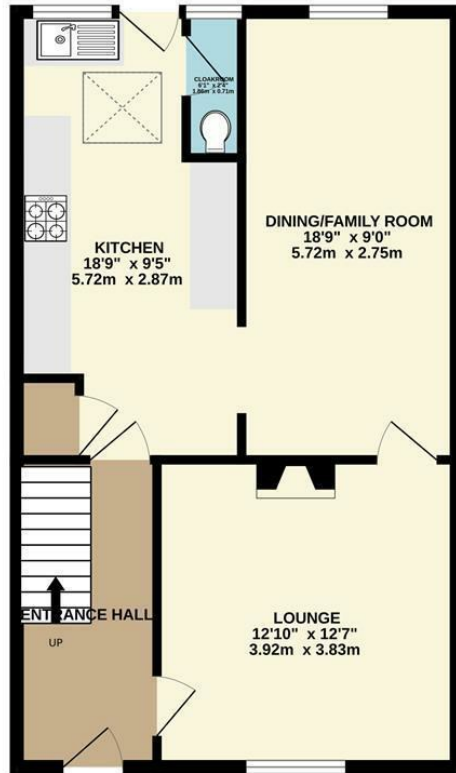
Please discuss with us any aspects which are particularly

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.

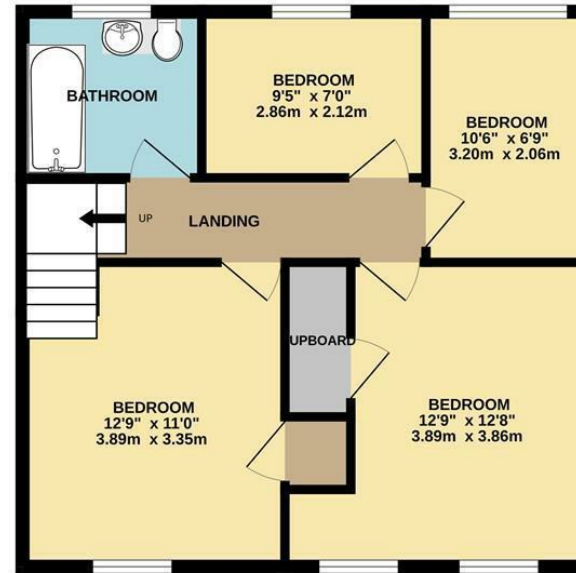




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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