



7 Manor Close, Cirencester, GL7 2ND
Chain Free £355,000

Cain & Fuller

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A UNIQUE OPPORTUNITY ! A totally turn key SHOW HOUSE CONDITION family home !! 7 Manor Close offers a growing family a unique and excellent opportunity to acquire a well designed and presented high specification living space located in a secluded family area within a short walk of one of the town's leading primary schools. Manor Close offers a private and established position within Stratton a favoured village environment on the outskirts of Cirencester town with a range of local amenities including village shop/post office, period hotel and spa, two popular and well supported public houses and direct access into Cirencester Park, 20,000 hectares of parkland open to the residents of Cirencester on a daily basis. The house offers well planned and laid out family living space presented to a high standard with the additional benefit of a good sized Family/Garden room with direct access onto the secluded family garden. Entrance door to front leads to a large porch with built-in storage ideal for families with door opening onto the large living room, a great family room with picture window to front aspect and ample space for soft furnishings. To the rear aspect there is an extensively fitted kitchen/breakfast room with selection of integral appliances, extensive work surfaces and storage with a corner breakfast bar. A rear hallway has door leading to the family/garden room and stairs to first floor. The first floor benefits from three family sized bedrooms and a modern white family shower room with large corner shower and built-in storage. Externally there is sunny and private garden to the rear with established entertaining areas and ample space for the growing family. There is a detached single garage to the rear with parking for two cars on driveway to front. The house is warmed by a gas fired central heating system complemented by Upvc double glazed windows and doors. This is a must view house !

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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 there is sunny and private garden to the rear with established entertaining areas and ample space for the growing family. There is a detached single garage to the rear with parking for two cars on driveway to front.

The front garden is low maintenance and opens onto a safe open grassed area with pathways leading through Stratton and the primary school.

Broadband and Mobile

We recommend purchasers go to Ofcom to look at broadband speeds and mobile reception.

Viewing

Through Cain and Fuller in Cirencester

Council Tax

Band C

EPC

To follow

Detached single garage and parking

There is a detached single garage to the rear of the garden with power and light, electric roller door to front, personal door to garden. Parking for two cars in tandem in front of the garage.

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.

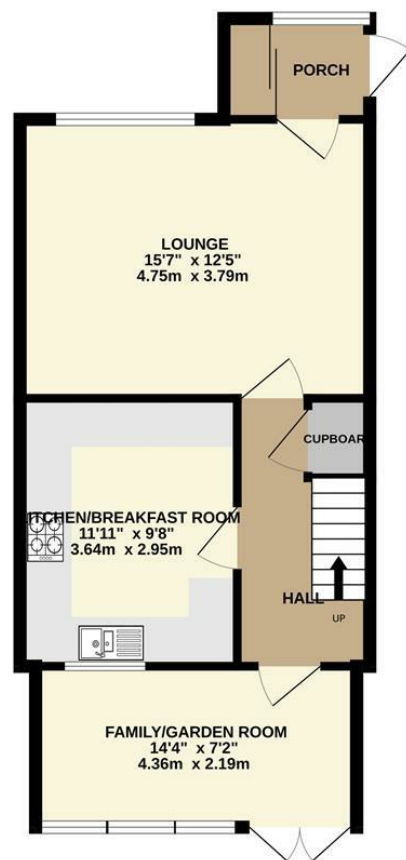
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

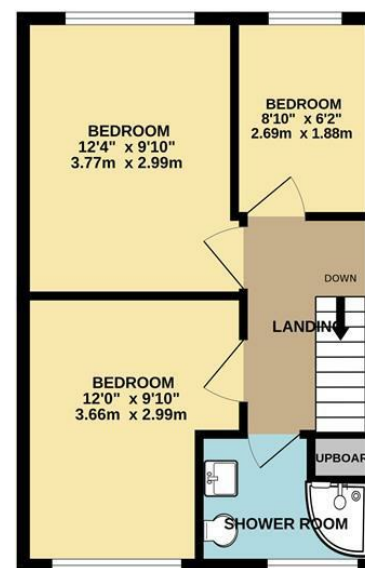




GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA - 892 sq.ft. (82.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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