



39 Michaels Mead, Cirencester, Gloucestershire, GL7 1WE
Asking Price £550,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

To view this home immediately view the VR MATTERPORT VIRTUAL TOUR ON THIS LISTING ! A superb opportunity to acquire an extended and remodelled four bedroom detached family home located in this highly sought-after area on the edge of Cirencester town close to a full range of amenities and facilities. Michaels Mead is a select and established cul-de-sac of properties which are rarely available, so well positioned for primary and secondary schools and with a selection of local amenities including doctors surgery, selection of small convenience stores and nearby access to Cirencester Park 20,000 acres of open parkland used by residents of the town on a daily basis. We urge early viewing of this family home through Cain and Fuller in Cirencester

Asking Price £550,000



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

Michaels Mead 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.'

Description

An opportunity to purchase a refurbished and well presented four bedroom family, Entrance door leads to a good sized reception hallway with downstairs Wc and access to most living areas on the ground floor. The house benefits from three well proportioned reception rooms, principal dual aspect lounge, a large room with fitted contemporary clear view wood-burner with double door leading to the family garden room. The garden room has been added by the vendors and gives an attractive and very large additional living space with direct access onto the westerly facing rear garden. To the front of the house there is a well proportioned square dining room/home office ideal for the home or hybrid worker. A Kitchen/Breakfast room lies to the rear of the property with an excellent range of storage and selection of built-in appliances with useful breakfast bar for those busy mornings. From the kitchen a door leads to the useful Utility room with has excellent storage and gives access to the rear garden and internal door to the single garage. Most of the ground floor accommodation benefits from an attractive wood floor very practical for the growing family. To the first floor there are four family bedrooms the master of which benefits from a modern en-suite shower room. The remaining three bedrooms are well presented and serviced by a modern family shower room. On this floor there is a good range of built-in storage ideal for a family property.

The house is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows and doors, the property is presented in excellent condition by the present vendors.

Outside

To the front of the property there is a low maintenance resin driveway with parking for four cars with gated side access to the rear garden. The rear garden is an outstanding feature of the house benefiting from a south to westerly facing rear garden which benefits from a high degree of privacy. The garden presents a secure environment for young children or small animals and offers a low maintenance format with side gated access to the front.

Single attached garage

There is a single garage to the side of the house with power and light, door to front, internal door leading to the utility room. The resin driveway gives off road parking for four cars.

Broadband and mobile

We recommend potential purchasers go to Ofcom for details

Council Tax

Band E

Viewing

Through Cain and Fuller in Cirencester

EPC

To follow

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.

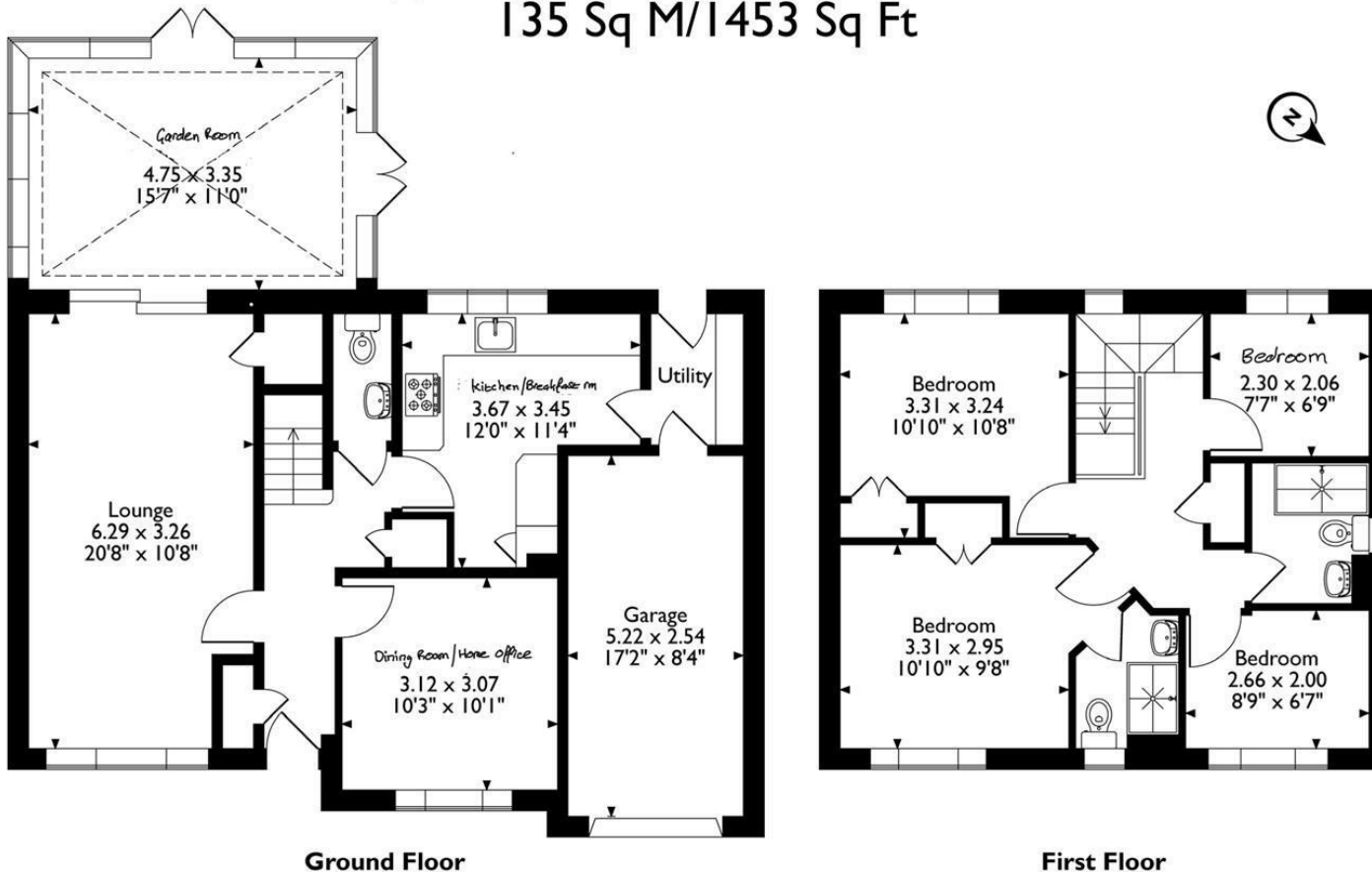
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





39, Michaels Mead, Cirencester, Gloucestershire

Approximate Gross Internal Area
135 Sq M / 1453 Sq Ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		