



Town view, Stratton, Cirencester, GL7 2RW
Chain Free £325,000

Cain & Fuller

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Cain & Fuller

A excellent opportunity to offer a growing family a unique well designed family living space located in a secluded family area within a short walk of one of the town's leading primary schools. 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 family accommodation with a dual aspect main living space, lounge to the front aspect and dining area to the rear with double doors giving access to the secluded rear garden. To the rear of the house there is a large modern kitchen with a good range of storage and selection of integral appliances. The first floor benefits from three well proportioned bedrooms the master of which has a modern contemporary en-suite shower room a great advantage to a modern family home. A modern recently refitted family bathroom services the other family bedrooms. The house boasts gas fired central heating complemented by double glazed windows and doors. Externally there are well proportioned secluded gardens creating a safe and secure environment for a young family or small animals. There is a large integral garage which in similar properties in the area has been converted to an additional reception room or bedroom 4 , subject to planning and building regulation approval. To view call the vendors sole agent Cain & Fuller in Cirencester.

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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 30,000 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

To the front of the house there is off road parking for three cars in front of the house and integral garage, with side gated access to the rear garden. The present vendors have created an enclosed and private rear garden ideal for small animals or young children with a wide side gated access to the front garden.

Viewing

Through Cain and Fuller in Cirencester

Broadband and mobile

We recommend purchasers go to Ofcom for further information.

Integral single garage

Up and over door, power and light , gravelled driveway to front with parking for three cars

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. Some of the images have been digitally enhanced we would make prospective buyers of this and recommend they do their own physical inspection of the accommodation. The two bedrooms on the first floor in 5 Cheltenham road have been linked by taking down the internal wall as indicated on the floor plan, the door is still existing into both rooms it would be easy to re instate the internal wall.

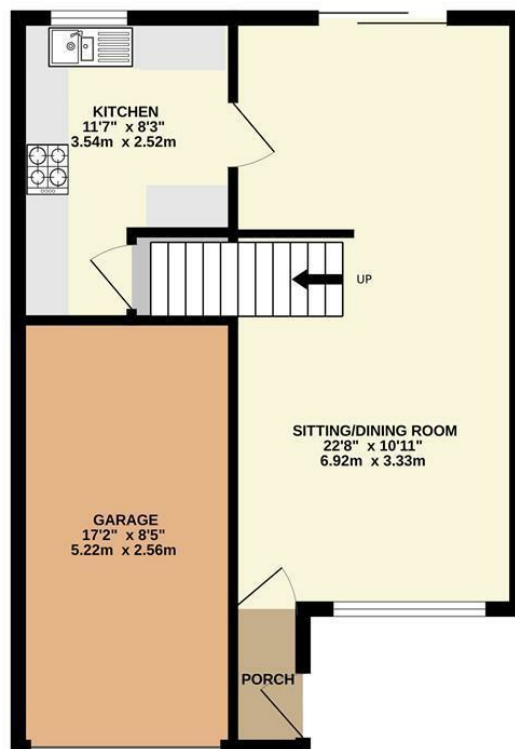
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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

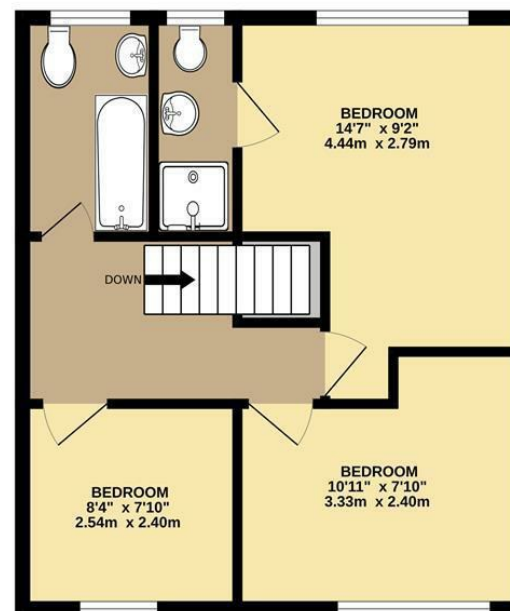




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

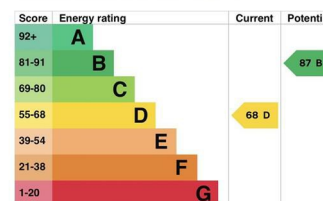


TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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

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



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