23 North Home Road, Cirencester, Gloucestershire, GL7 1DL

Asking Price £448,000

Cain & Fuller

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Nestled in the charming town of Cirencester, this delightful house offers a perfect blend of modern living and family-friendly features. Ideally situated, it provides easy access to local schools and the vibrant amenities of Cirencester Town, making it a prime location for families and professionals alike.
In the recent past the present vendors have extended and enhanced this family home to now offer a large family living area, the ground floor benefits from large extended lounge to front, family sized dining room, Modern high specification Kitchen with full range of storage and selection of appliances and useful Utility/down stairs WC as must for any family. Large entrance hall with staircase leading to the first and second floor with three family sized double bedrooms, master with en-suite bathroom and also a useful attic room. There is also a contemporary shower room and additional separate WC. The house is warmed by a gas fired central heating system complemented by Upvc double glazing.
The accommodation is thoughtfully spread over three stories, offering ample space for family life. Each level is designed to maximise storage, ensuring that your living areas remain clutter-free and organised.
One of the standout features of this home is the secluded, generously sized rear garden. This outdoor space is perfect for young families, providing a safe and private area for children to play and for adults to relax or entertain guests.

In summary, this property in Cirencester is an excellent choice for those seeking a modern home with ample space, a beautiful garden, and convenient access to local amenities and schools. It truly represents a wonderful opportunity for family living in a desirable location.

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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

North Home Road 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.'

Outside

One of the standout features of this home is the secluded, generously sized rear garden. This outdoor space is perfect for young families, providing a safe and private area for children to play and for adults to relax or entertain guests. There is a large lawned area bordered by established flower borders. The present vendors have constructed a garden room to the rear of the property , a timber structure giving additional seasonal living space.

Viewing

Through Cain and Fuller in Cirencester

Council Tax

band C

Mobile and Broadband

We recommend purchasers go to Ofcom for further details

EPC

To follow

Integral Garage

There is a large integral garage with opening doors to front.

Parking

There is parking for four cars to the front of the house.

Agents Note

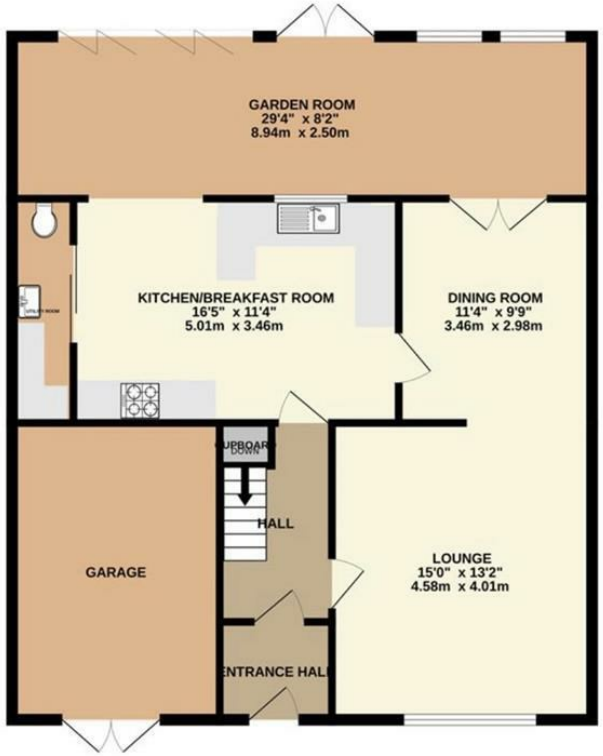
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements 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.

Cain & Fuller

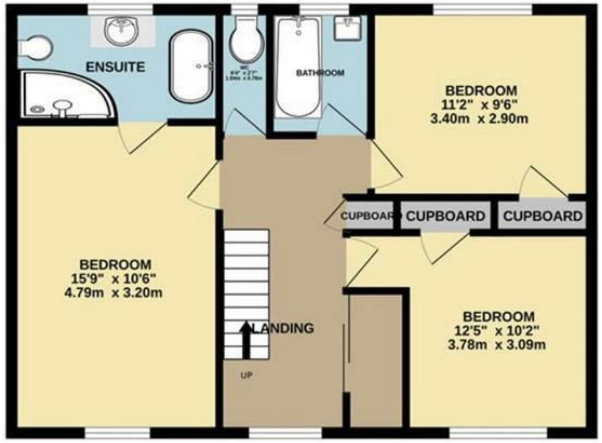
EAT·DRINK and BE·MERRY
BAR THIS WAY

Home

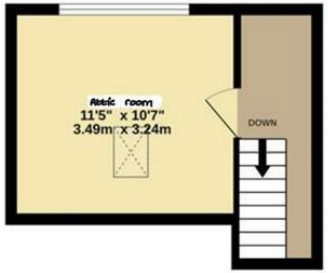
GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



2ND FLOOR
174 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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