



79 Golden Farm Road, Cirencester, GL7 1DD
Offers In Excess Of £245,000

Cain & Fuller

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Number 79 Golden Farm Road is a unique opportunity to acquire a detached bungalow located in a secluded and attractive setting on the edge of Cirencester town within walking distance of a range of facilities and amenities. The property is of timber construction and as such must be purchased by a cash buyer with no mortgage, the property offers light and well proportioned living space with the benefit of a gas fired central heating system, fitted kitchen and well appointed family bathroom. The outstanding feature of the bungalow is the size and sunny orientation of the plot with a large and private south-westerly facing gardens to the front and a side all fully enclosed and benefiting from a driveway via a five bar gate off Golden Farm road. This property offers a great opportunity (subject to planning consent) for purchasers to create a much larger family home as many people have already done within the area. Bungalows on the edge of Cirencester town are so rare especially those offering the scope for extension that this property does, we would urge early viewing through Cain & Fuller the vendors sole agent.

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

Golden Farm 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

the property sits centrally within the plot with surrounding lawned gardens and a five bar gated access to the driveway from golden farm road. there is a section of flower borders and outside storage, the garden creates a safe and secure environment for small animals or young children.

Viewing

Through Cain and Fuller in Cirencester

Construction

The Bungalow is timber frame construction and as such we believe non mortgageable we there recommend cash buyers only view

Mobile and broadband

we recommend purchasers go to Ofcom for information

EPC

D rating

Tenure

Freehold

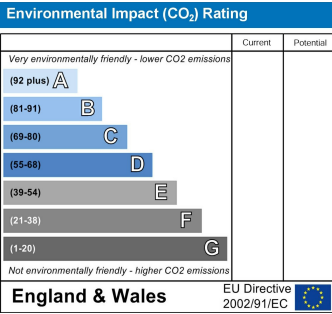
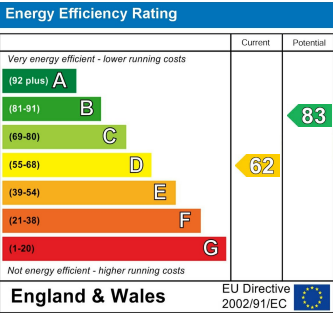
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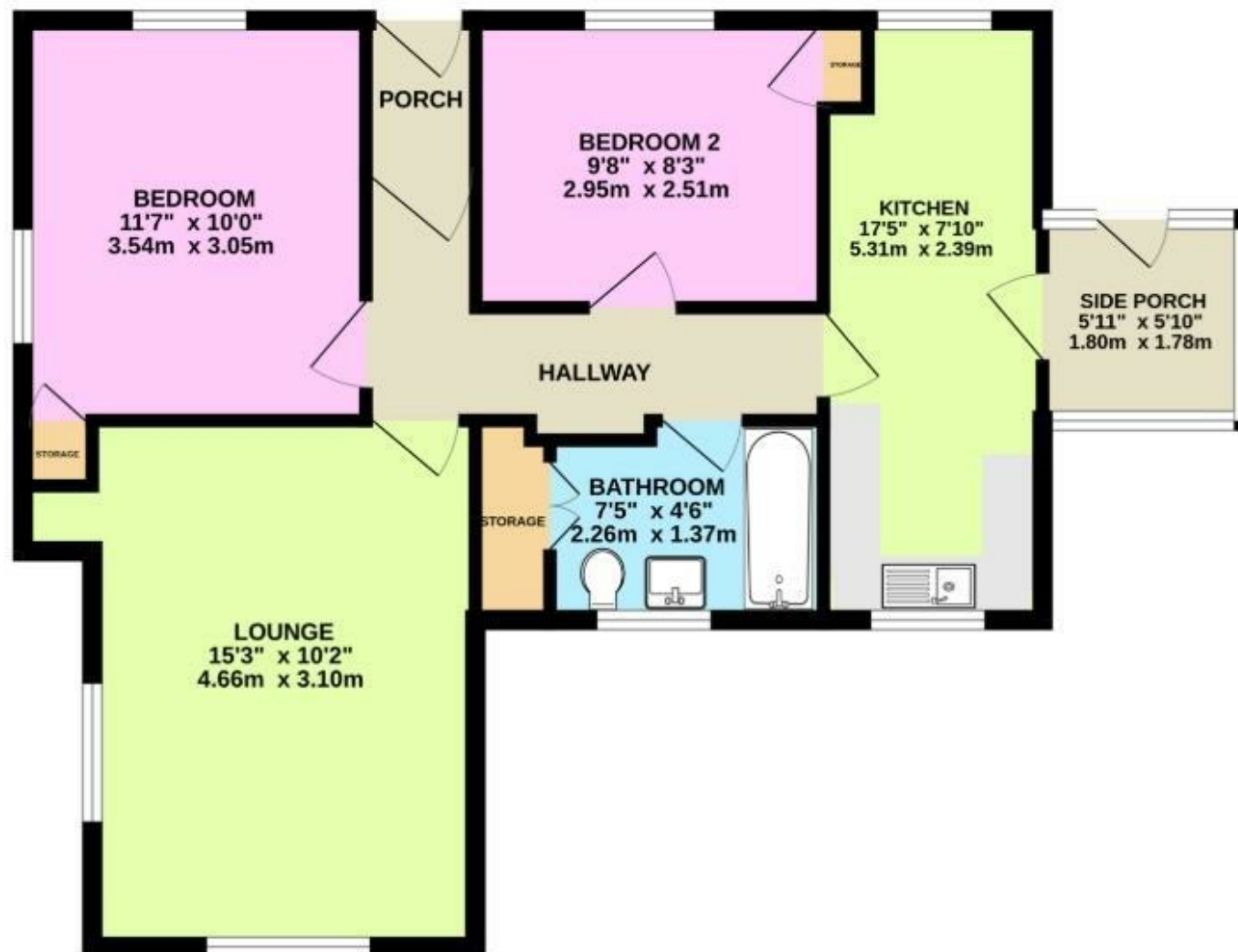
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a

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.

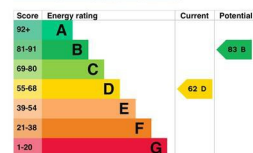




Energy rating and score

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.

53 Castle Street • Cirencester • Gloucestershire GL7 1QD

T: 01285 640604

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

