



## **22 Foss Field, Winstone, Cirencester, GL7 7JY**

### **Chain Free £385,000**

Available with NO-CHAIN !! A unique opportunity to acquire a three bedroom family home in Winstone a highly favoured village located in glorious Gloucestershire countryside and ideally positioned for the commuter with easy access to the M5 and M4 motorways as well as all main business centres in the area. 22 Foss Field offers an opportunity to purchase a three bedroom semi detached family home benefiting from a stunning rural location with open views to front and rear of the property. The house benefits from a fitted kitchen, oil fired central heating system and Upvc double glazed windows and doors throughout including bi-folding doors leading from the dual aspect lounge to the enclosed family gardens. To the first floor there are three family sized bedrooms and family bathroom, with a good selection of storage. There are stunning reaching views to the front of the property over open farmland. An outstanding feature of this property is the large detached studio in the rear garden, a solid brick built structure ideal as a large home office/workshop or studio great for those who work from home. We urge early viewing of this truly unique family home to avoid disappointment through Cain & Fuller in Cirencester.





**Winstone**  
The rural parish of Winstone is situated in the heart of the Cotswolds about 5½ miles north-west of Cirencester; its chief settlement is ¾ mile west of the main road from Cirencester to Gloucester offering good access onto the M4 / M5 motorways. The village has a selection of local amenities and facilities within this fabulous rural setting

**Near by Cirencester and Cheltenham**  
The house is located in a sought after village between the town's of Cirencester and Cheltenham with easy access to the A417 making all main business centres in the south west commutable on a daily basis

The nearest town is Cirencester which is an historic Roman town which had become 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.

**Outside**  
The property benefits from a large plot with secluded front garden bordered by an established hedgerow with pathway to front entrance porch. To the side of the house there is a large driveway in front of the single garage as well as side gated access to the large rear garden. The rear garden is an outstanding feature of the property mainly laid to lawn with a selection of established shrubs and hedgerow , enclosed and creating a safe and secure environment for small animals or young children. Many other residents in the area have extended their properties to provide additional accommodation subject to planning and building control approval. From many sections of the garden there are pleasant views over open countryside.

**Section 157 Housing Act 1985 restriction on buyers**  
157 Housing Act 1985 – 1 Victory Row Coates was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website. " As a purchaser go to the link <http://www.cotswold.gov.uk/media/1383134/application-for-consent-for-section-157-of-housing-act.pdf> for guidance

**Studio**  
The vendor constructed a large detached studio in the rear garden a sold brick built structure ideal as a large home office/workshop or studio great for those who work from home.

**Single Garage and Parking**  
There is a single garage to the side of the house with long driveway in front giving off road parking

**Mobile and Broadband**  
We recommend purchases go to Ofcom for details

**Council tax**  
Band c

**Viewing**  
Through Cain and Fuller in Cirencester

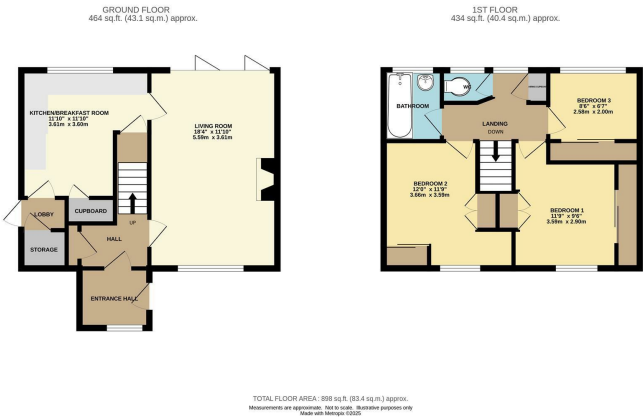
**Tenure**  
Freehold

**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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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