



56 Stratton Heights, Cirencester, GL7 2RH
Asking Price £465,000

Cain & Fuller

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Cain & Fuller

A superb opportunity to acquire a greatly extended and enhanced four bedroom family home located close to a full range of amenities and facilities including Cirencester Park 20,000 hectares of open parkland verging Cirencester town open to the residents of the town on a daily basis. Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. 56 Stratton Heights offers purchasers a flexible well proportioned living space presented in good order by the present vendors. The property boasts a large fitted kitchen with selection of built in appliance, modern family bathroom with bath and separate shower, heating via a gas fired heating system complemented by Upvc double glazed windows and doors throughout. Externally the property enjoys a large southerly facing and private rear garden laid to lawn with patio area to the rear of the house, ideal for the growing family. To the side there is a double garage with access to front and side, a useful and attractive feature on a family home. We urge early viewing of this family home through Cain & Fuller in Cirencester.

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Stratton

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.

Cirencester

Stratton Heights is a much sought-after location due to its proximity to the town centre which is within walking distance or accessed via a series of local buses. 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.'

To follow

Outside

To the front of the house there is a low maintenance garden and driveway with parking for two cars in front of the double garage. The main garden lies to the rear of the house, it is mainly laid to lawn with a large patio area. The garden benefits from a secluded aspect and a sunny southerly facing orientation.

Double Garage

A great asset on this family home measuring 17' x 15' with access to front and side.

Council Tax

Band D

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.

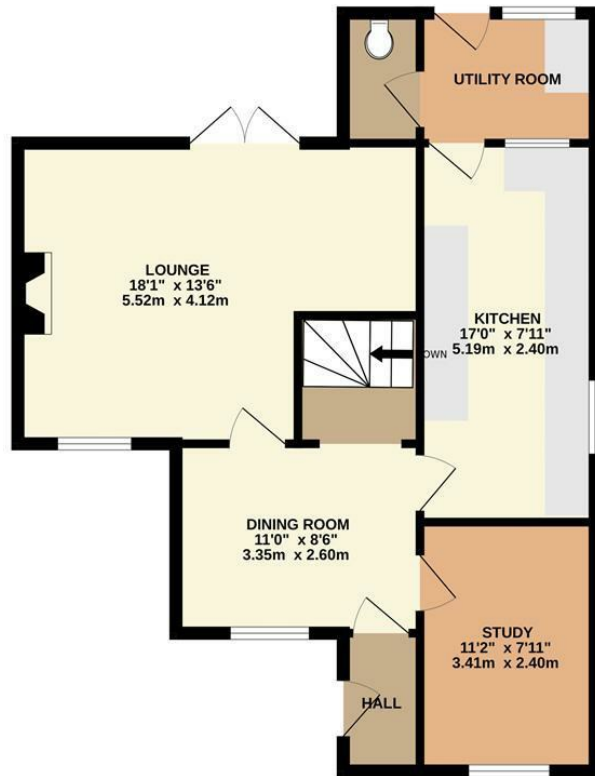
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

EPC

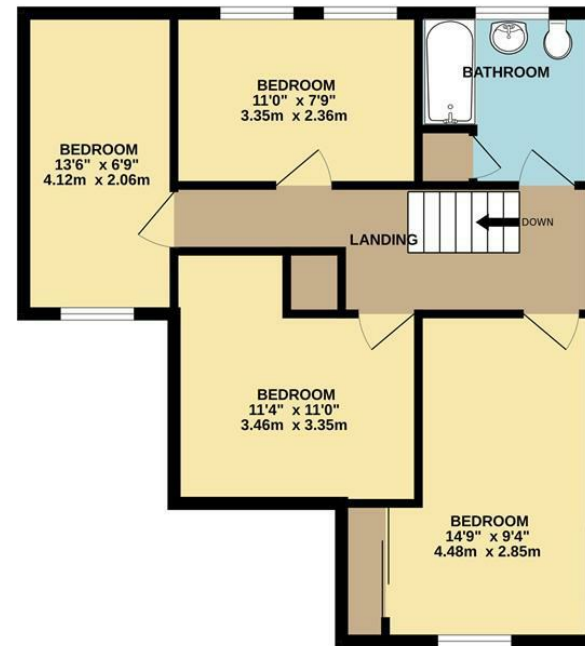




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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