

Brookside, The Mead, Cirencester, Gloucestershire, GL7 2BB

Asking Price £970,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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A house in The Mead ! The perfect recipe for the perfect Town House ! Period detached house with an array of features, large driveway with parking for five cars, surrounding well tended garden with privacy and sunny aspect, view over to Cirencester Parkland. So where is The Mead ? It's in the perfect spot in the most historical area in the heart of town, no through road, views over to the Castle and access to the array of facilities the town provides within two hundred yards, it doesn't get any better !! We are so pleased to bring Number 10 The Mead to market, a house that has benefited from extension and refurbishment in recent years with a mixture of 1930's chic with stylish contemporary design to provide a truly stunning formal property. To view this house call Matthew Fuller at Cain & Fuller in Cirencester.

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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, 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

The Mead is in 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.'

Description

Entrance door leads to classic 1930's reception hall with stripped oak floor, attractive period staircase to first floor, door to downstairs WC and access to ground floor accommodation. Large lounge to one corner of the downstairs with period fireplace, stripped wood floor and large picture windows to gardens. The heart of any home is the Kitchen/Dining/Family room a large dual aspect living space with room for large dining table and soft furnishing with light and bright Bi-folding doors leading to the secluded gardens. The kitchen area to the front of this room has been fitted to a high standard with an attractive contemporary kitchen with excellent selection of storage and built-in appliance with feature breakfast-bar and smooth moulded work surfaces. A light dual aspect living space. To the side an extension has provided a large utility room with door to garden and a stylish family shower room with large walk-in shower. To the first floor there are three light and well proportioned bedrooms with the master suite comprising of a large bed area opening onto a light and simply lovely dressing room with extensive storage space and lounging area. There are two further double bedrooms with a selection of storage and floor coverings both with stunning views over the town. A modern contemporary white family bathroom services this floor with large picture windows to side. The house is warmed throughout by a gas fired central heating system which is complemented by a series of double glazed windows. To many living areas on the ground floor there is the highly pleasing feature of underfloor heating thermostatically controlled, great for the winter months.

We would point out this property is presented in excellent decorative condition by the present vendors and offers a superb opportunity to live in this amazing location.

Outside

Detached garage

There is a detached single garage located to one corner of the plot with power and light.

Broadband and Mobile

We recommend purchasers go to Ofcom for further details

Council Tax

Band F

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.

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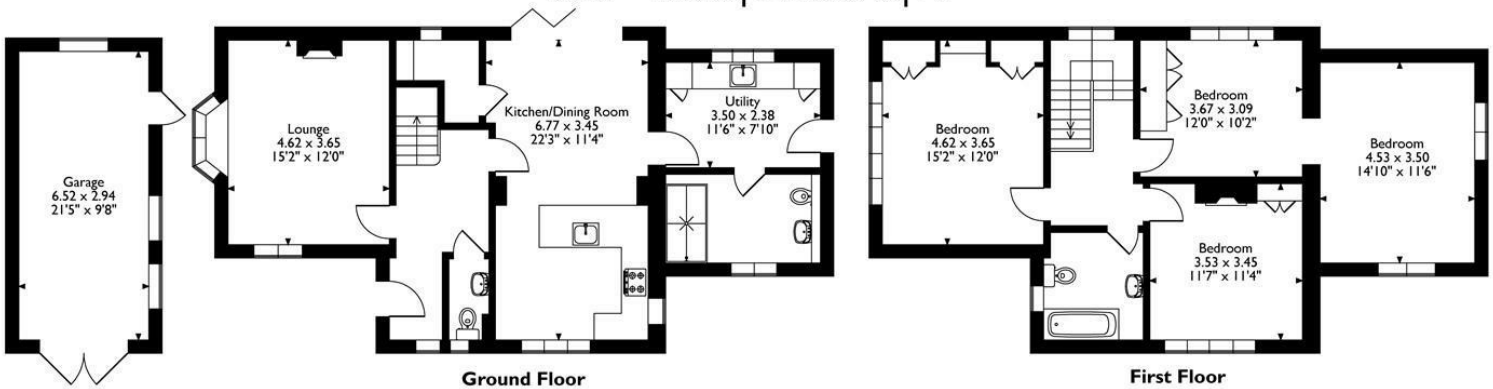








10, The Mead, Cirencester, Gloucestershire
Approximate Gross Internal Area
Main House = 149 Sq M/1604 Sq Ft
Garage = 19 Sq M/205 Sq Ft
Total = 168 Sq M/1809 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.