



27A Gloucester Road, Cirencester, Gloucestershire, GL7 2LD **Asking Price £745,000**

27a Gloucester Road is a truly unique property located in a semi rural position within Stratton Village with in a level mile of the Cirencester Market Place yet having stunning far reaching rural views into the depth of Cirencester Park one of the areas sections of outstanding natural beauty. The barn is ideally positioned for residents who wish to access the park on a daily basis to walk dogs or follow country pursuits. Stratton is a small village community 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. The barn offers flexible stylish accommodation finished to a high standard with a range of character features of special mention is the studio/family room with a fully glazed gable giving open rural views, a unique and attractive room with additional access to a useful mezzanine living space. Externally there are secluded south westerly orientated gardens with outstanding views. Access to the barn is through high close boarded double gates leading to the bloc paved parking area with gated access to the gardens and barn. We urge early viewing of this appealing characterful living space through Cain & Fuller in Cirencester.



Stratton

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. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

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.

Description

This modern barn style home has been finished to an extremely high standard by the present vendors, the barn benefits from an array of character features including exposed Cotswold stone with modern inglenook fireplace in the principal lounge with fitted woodburner. Glazed entrance door leads to a large open attractive living space which links all of the accommodation, there is a selection of recessed storage, open access to the contemporary kitchen dining space with a comprehensive selection of units and a selection of integral quality appliances with far reaching open views. Stairs from this open space give access to two bedrooms and a family shower room ideal for visiting guests or family members. The principal bedroom suite is located on the ground floor with full height windows and opening doors leading onto the secluded garden and giving stunning far reaching views. This master suite benefits from an anti/dressing area and high specification en suite shower room. Further to the ground floor there is a fully vaulted attractive studio room built in a barn style with the gable end being fully glazed to take advantage of the far reaching open views. This unique space has the benefit of an additional mezzanine floor an ideal sleeping platform or office space. There is a further high specification shower room to the rear of this space which gives the ability of it being ancillary accommodation to the side of the main barn as there is an independent rear access door with a useful kitchen/utility room which then leads to the main barn and studio. The property benefits from a gas fired heating system complemented by double glazed windows and has a series of rooms boasting under floor heating. A modern day barn presented to a high specification, we urge early viewing.

Outside

The barn is surrounded by the garden with the main lawns being located to the rear and boasting outstanding views over Cirencester Park with a sunny south westerly facing aspect. There is a selection of outside entertaining areas and low maintenance flower borders. to the side of the driveway there is also a detached studio which would make an ideal home office again with far reaching views. The whole is enclosed creating a safe and secure environment for small animals or young children.

Council Tax

Band D

Private Driveway

Large close boarded double gates lead to a bloc paved parking area which is safe and secure with views to fields and gated access to the garden and barn.

Tenure

Freehold

Agents Note

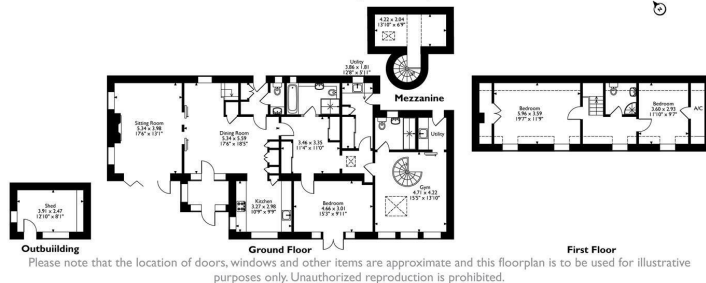
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	80
England & Wales		EU Directive 2002/91/EC	

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

27A Gloucester Road, stratton, Cirencester, Gloucestershire

Approximate Gross Internal Area
Main House = 186 Sq M/2002 Sq Ft
Garage = 10 Sq M/108 Sq Ft
Total = 196 Sq M/2110 Sq Ft



53 Castle Street • Cirencester • Gloucestershire GL7 1QD
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk