

Kenlea, 75a Victoria Road, Cirencester, GL7 1ES

Chain Free £600,000

Cain & Fuller

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A unique opportunity to purchase a detached town house located in one of the most sought after locations in the very heart of Cirencester town close to a full range of amenities and facilities including a selection of local schools and parks all within level walking distance of this attractive home. The accommodation offers occupants a great deal of flexibility with living space set out over three stories and pleasant views to both front and rear of the town. Through out the house there is a selection of period character features aligned with the modern convenience of a modern fitted family kitchen with large range cooker, selection of reception rooms with period open fireplaces and fitted wood burner, feature Orangery to the rear of the house an amazing room opening onto the secluded rear garden. To the first and second floors a selection of three family bedrooms and two shower rooms and a large loft room to the second floor giving great storage. Externally the house benefits from a large enclosed and secluded rear garden ideal for the growing family which backs onto a detached double garage at the rear of the garden a rare find in the centre of Cirencester. We are able to bring this individual house to the market with no chain and urge early viewing.

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Description
Entrance door leads to a long hallway with stairs to first floor, access to main living areas and side door to a utility room and downstairs cloakroom. The lounge is located to the front of the house with large bay window looking onto Victoria Road and feature period fireplace as a focal centre. To the of the house there is an extensive kitchen/dining/family room ideal for the growing family with a selection of light and appealing living space. The kitchen area well fitted with a selection of storage focused around a large range cooker with extensive work surfaces with picture windows and opening rear door to the garden. An open plan dining room and family area benefits from a section of storage and an extremely pleasing wood burner for the winter months, this area has double doors opening onto a large orangery with vaulted semi glazed ceiling and a full range of picture windows and door opening onto the stunning rear garden. To the first floor there is a selection of three family sized bedrooms, the master of which boasts a large range of storage and a useful en suite shower room , ideal for the family, there is a further family shower room with window to front aspect. To the second floor there is a large loft room with sky light window and and extensive range of built in storage. The house is warmed throughout by a gas fired central heating system and presents appealing and light living space for the family.

Cirencester
Cirencester is an istoric 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.h

Outside
To the front of the house there is a low maintenance garden with gated access to an attractive pathway to the front entrance door. The front garden is enclosed by an attractive Cotswold stone wall. The rear garden is an outstanding feature of the property being mainly laid to lawn with boarding well stocked flowerbeds and an extensive and established patio area to the rear of the house with pathway leading to the rear section of the garden. The garden has a selection of flowers, shrubs and specimen trees well manicured by the current vendors. The garden is secluded and provides a safe and secure environment for small animals or young children to the rear there is a storage area, semi covered with storage for firewood and personal door leading to the double garage.

Viewing
Through Cain and Fuller in Cirencester

Council Tax
Band D

Mobile and Broadband
We recommend purchasers to go to Ofcom for further details

Epc
To Follow

Detched Garage
The property benefits from a double garage to the rear of the garden currently split into a workshop and garage to side with power and light door to front and door to garden, such as rare find in the centre of town.

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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GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.

2ND FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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