

Town Walk Cirencester, GL7 1LF

Chain Free £455,000

Cain & Fuller

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

Cain & Fuller

An excellent opportunity to purchase a four bedroom town house located in an established position in Cirencester town close to a full range of amenities and facilities that the town has to offer. Town Walk offers well proportioned large family living space set out over three stories. The ground floor has a full width lounge with fireplace and windows to front aspect, door leads to a large kitchen/diner with windows and door to the secluded rear garden. To the rear there is a large utility room and practical downstairs cloakroom and rear hall with access to the upper floors. The first floor benefits from three double bedrooms all with pleasant views over the surrounding area and a selection of built-in storage, family bathroom with bath and separate shower. Thanks Stairs from the first floor landing lead to a fantastically portioned master bedroom, full width with windows to front aspect and two windows to the front aspect. Externally a low maintenance front garden gives access to the house and side access to the rear garden. The rear garden is an outstanding feature of the property being of a very good size predominantly lay lawn with pathway leading its length and a selection of outside entertaining areas. There is a detached workshop/storage building which may convert to an ideal home studio for those that work from home subject to building and planning regulations. We urge early viewing of this four bedroom family home through Cain & Fuller in Cirencester.

Chain Free £455,000







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.

Amenities
Watermoor road 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.

Outside
Externally a low maintenance front garden gives access to the house and side access to the rear garden. The rear garden is an outstanding feature of the property being of a very good size predominantly lay lawn with pathway leading its length and a selection of outside entertaining areas. There is a detached workshop/storage building which may convert to an ideal home studio for those that work from home subject to building and planning regulations

Mobile and Broadband
We recommend potential purchasers go to Ofcom for information on broadband speeds and mobile reception.

Tenure
Freehold

Viewing
Through Cain and Fuller in Cirencester

EPC
To follow

Residents Parking
Parking in Watermoor Rd is unrestricted the present occupiers of the property also rent a permit parking space of a local business at the end of the cul-de-sac ask agent for details

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.
Some of the images have been altered digitally to enhance their appearance.
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

Cain & Fuller



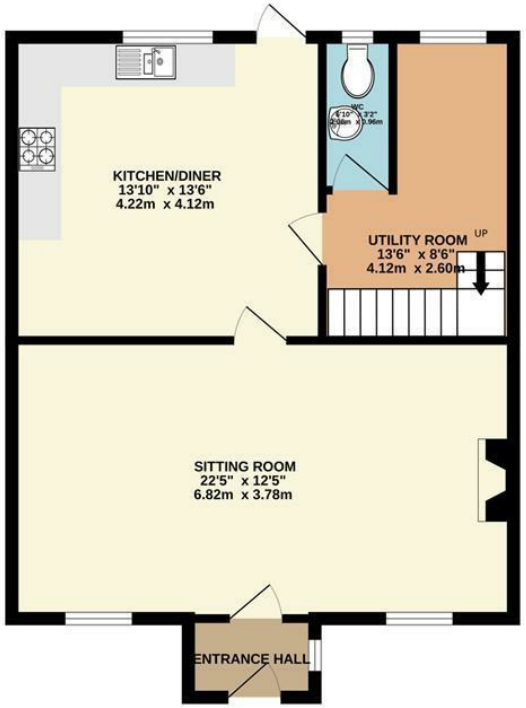




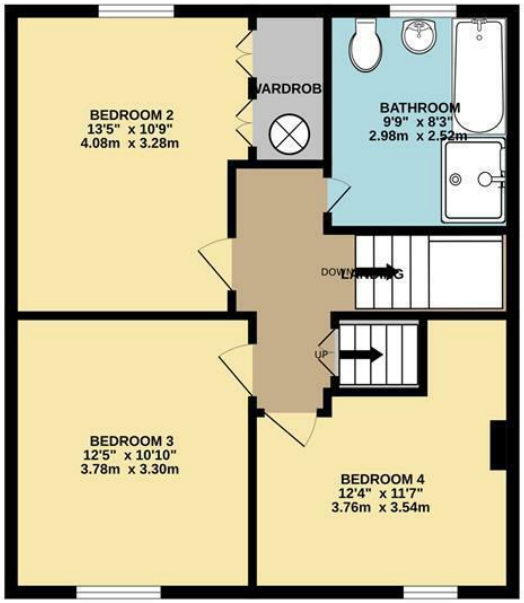




GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025