



8 Parkway, Siddington, Cirencester, Gloucestershire, GL7 6HH
Chain Free £415,000

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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VIEW IMMEDIATELY WITH OUR INTERACTIVE VR TOUR !! On this listing ! 8 Park Way is brought to the market in a chain free position the house offers prospective purchasers an excellent opportunity to acquire a spacious extended three bedroom family home located in a thriving village to the south of Cirencester town with a variety of local amenities and facilities including well supported primary school, renowned public house, post office/village stores and a selection of local clubs and associations in the village community. The property has been refurbished and extended in recent years to present a flexible, stylish and appealing family living space presented in excellent condition by the present vendors. The house benefits from a rear extension giving additional family living space including home office for those home workers and a useful utility/downstairs cloak room great for the family buyers. There is an established garden to the front of the house bounded by an attractive dry Cotswold stone wall with vehicle access and parking on a gravelled driveway for three cars. The rear garden is a fantastic size being mainly laid to lawn measuring approx. 90ft , there is a selection of established borders patio areas, it offers a secure and amazing space for small animals or young children. The garden backs onto open farmland and has the benefit of far reaching views. We recommend early viewing of this sizable and appealing family living space.

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Nearby 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.

Siddington

Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail link to London Paddington in the neighbouring village of Kemble a daily commuter service.

Description

The ground floor has large entrance hall with stairs to first floor and good access to ground floor accommodation. To the front elevation a large L shaped kitchen/dining/family room has the benefit of two picture windows to front garden, a fitted wood burner used by the vendor in the winter months and a comprehensive modern fitted kitchen with

range of built-in appliances and excellent storage. Side hallway leads to a useful utility/downstairs WC a must for any family. To the rear there is a study ideal for those who work from home, with a superb view onto the garden and open farmland beyond. A main feature of the house is the large lounge/family room extension to the rear offering large living space and double doors opening onto the fantastic rear garden with open views. To the first floor there are three family sized bedrooms with a selection of storage and a modern family bathroom with fitted bath and shower.

Outside

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Mobile and Broadband

We recommend purchasers go to Ofcom for further details

Viewing

Through Cain and Fuller in Cirencester

EPC

Band C

Council tax

Band C

Solar Panels

The property has the benefit of solar panels ask the owners agent for details.

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.



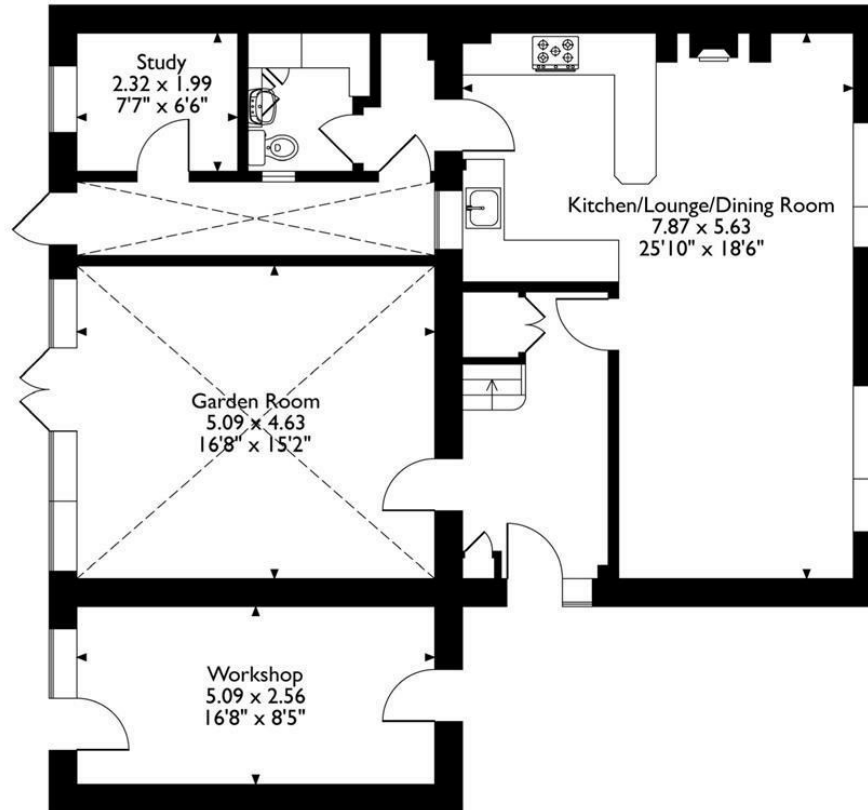


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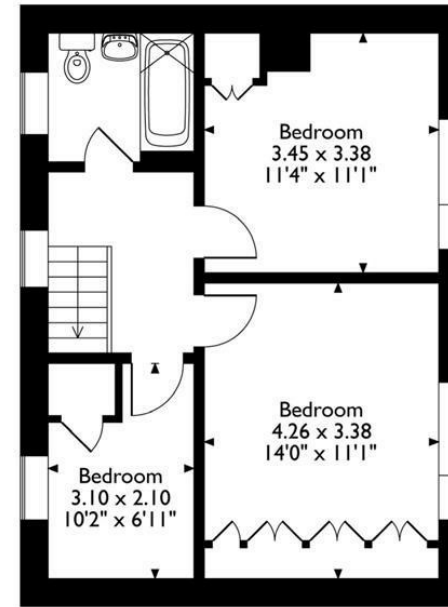
Approximate Gross Internal Area
Main House = 132 Sq M/1421 Sq Ft

Outbuilding = 13 Sq M/140 Sq Ft

Total = 145 Sq M/1561 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.