



8 Foss Field, Winstone, Cirencester, GL7 7JY
Asking Price £400,000

Cain & Fuller

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Cain & Fuller

A unique opportunity to acquire a three bedroom family home in Winstone a highly favoured village located in glorious Gloucestershire countryside and ideally positioned for the commuter with easy access to the M5 and M4 motorways as well as all main business centres in the area. The present vendors have undertaken a program of improvements in recent years to now present an appealing and functional family living space. To the ground floor there are two main reception rooms with a dual aspect lounge with views to front and rear, a fitted kitchen diner with good selection of storage and space for dining table, useful utility room ideal for a country property and all important downstairs cloak room with WC for the family. To the first floor there are three well proportioned bedrooms and a family bathroom with most windows having pleasant views. The accommodation is warmed by ann Oil fired central heating system complemented by Upvc double glazed windows. Externally the property benefits from a corner plot with a large gravelled and gated parking area for approx. four to five cars. There is a good sized enclosed lawned garden for the family and also a selection of outbuildings to the side including single garage , workshop and store. We urge early viewing of this truly unique family home to avoid disappointment through Cain & Fuller in Cirencester.

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Winstone

The rural parish of Winstone is situated in the heart of the Cotswolds about 5½ miles north-west of Cirencester; its chief settlement is ¾ mile west of the main road from Cirencester to Gloucester offering good access onto the M4 / M5 motorways. The village has a selection of local amenities and facilities within this fabulous rural setting

Nearby Cirencester and Cheltenham

The house is located in a sought after village between the town's of Cirencester and Cheltenham with easy access to the A417 making all main business centres in the south west commutable on a daily basis

The nearest town is Cirencester which is an historic Roman town which had become 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.

Outside

Externally the property benefits from a corner plot with a large gravelled and gated parking area for approx. four to five cars. There is a good sized enclosed lawned garden for the family and also a selection of outbuildings to the side including single garage , workshop and store

Mobile and broadband

We recommend purchasers go to Ofcom for details

Tenure

Freehold

Council Tax

Band C

EPC

To follow

Viewing

Through Cain and Fuller in Cirencester

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.





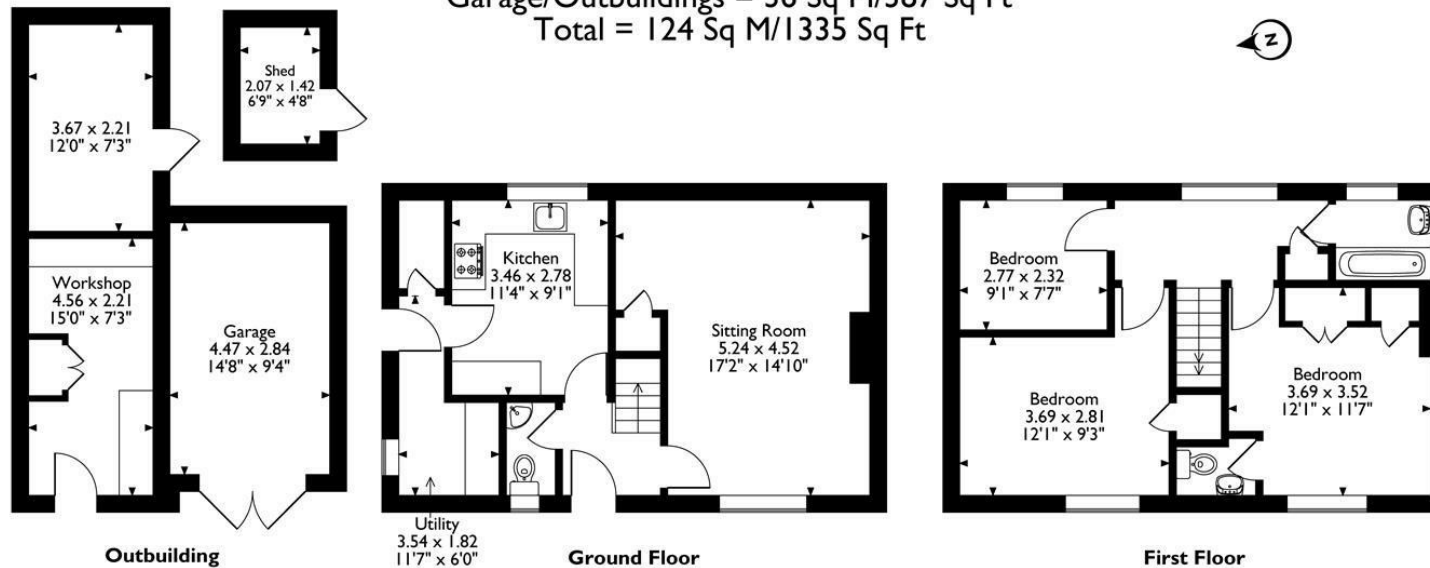
8, Foss Field, Winstone, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 88 Sq M/948 Sq Ft

Garage/Outbuildings = 36 Sq M/387 Sq Ft

Total = 124 Sq M/1335 Sq Ft



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.