

3 Tall Trees, Stratton, Cirencester, Gloucestershire, GL7 2AF

Asking Price £1,300,000

Cain & Fuller

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Cain & Fuller

Tall Trees is an exclusive small development built in 2006. Located off Baunton Lane, it is a particularly sought after road in Stratton, situated on the Northern side of Cirencester opposite the world renowned Cirencester Park an amazing Park open to the residents of Cirencester on a daily basis. Situated within the exclusive development of this impressive and beautifully appointed family home offers approximately 3,397 sq. ft. of versatile accommodation, including a detached double garage with useful large loft room above. Extended and thoughtfully reconfigured to create an exceptional home for modern family living, the property combines generous proportions, elegant reception spaces and a seamless connection to its attractive landscaped gardens.To view call Cain and Fuller in Cirencester.

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Description

Extended Modern Home presented to an outstanding specification
3397 Sq. Ft. (Inc. Garage) of quality living space
Four/Five Bedrooms flexible for the growing family
Five Reception Rooms offering excellent living space
Kitchen/Dining/Family Room with good access to rear garden
Generous Enclosed Gardens surrounding house
Double Garage & Driveway with parking for six cars
No Onward Chain

The ground floor has been carefully designed to provide an excellent balance of formal and informal living accommodation. A welcoming entrance hall leads to a superb dual-aspect drawing room and adjoining family room, both benefiting from double doors opening directly onto the rear garden. The spacious dining room flows into a stunning orangery, where a striking roof lantern and extensive bi-fold doors flood the space with natural light and create an ideal setting for entertaining throughout the year.

At the heart of the home is an impressive open-plan kitchen/family room, designed with contemporary living in mind. The beautifully appointed kitchen features a comprehensive range of integrated appliances, sleek work surfaces and a substantial central island, providing the perfect focal point for everyday family life and social gatherings. Double doors enhance the sense of space and light, while offering a seamless transition to the garden. A separate utility room, dedicated study and cloakroom complete the ground floor accommodation.

Upstairs, the first floor provides four well-proportioned bedrooms, together with a dressing room or potential fifth bedroom, offering flexibility for growing families, guests or those working from home. The principal bedroom suite benefits from extensive fitted storage and a luxurious four-piece en-suite bathroom, while the guest bedroom enjoys its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Throughout, the property offers an excellent standard of presentation, generous room sizes and a versatile layout ideally suited to modern family life. Offered to the market with no onward chain, this is a wonderful opportunity to acquire a substantial home in one of Stratton's most desirable residential locations.

Cotswold District Council Tax Band G
Mains Water, Gas, Electricity and Drainage

Outside

The gardens have been thoughtfully landscaped to provide an attractive and private setting, ideal for family life, relaxation and outdoor entertaining.

To the rear, a generous paved terrace extends directly from the house, creating an inviting space for outdoor dining and seating. Steps lead up to an expansive, level lawn, bordered by mature hedging and established trees which provide a pleasant outlook and a high degree of privacy. A substantial children's play area further enhance the garden's family-friendly appeal, with ample lawn space remaining for recreation and entertaining.

To the front, the property is enclosed by an attractive stone wall and timber electric gates, which open onto a spacious driveway providing ample off-road parking and access to the detached double garage. Generous enclosed gardens complete the setting, creating an appealing sense of privacy and security

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 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.

Viewing

Through Cain and Fuller in Cirencester

Tenure

Freehold

Mobile and broadband

We recommend purchasers go to Of om for further 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.

The external images have had artificial grass added please ask the agent for the original images if required.
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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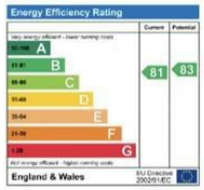




Approximate Floor Area = 315.6 sq.m / 3397 sq ft (With Garage)
Approximate Floor Area = 273.6 sq.m / 2945 sq ft (Without Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110830



For Clarification
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.