



3 Albion Street, Stratton, Cirencester, GL7 2HT
Asking Price £499,950

Cain & Fuller

A superb opportunity to acquire a charming Cotswold stone cottage located in a highly sought after position on the edge of Cirencester close to a selection of local facilities and amenities including Cirencester Park parkland open to the residents of Cirencester on a Daily basis ideal for a variety of country pursuits. Stratton is an area to the north of the town centre which benefits from a range of local facilities including a post office/convenience store, two public houses, hotel and well renowned primary school. The cottage has been extended and lovingly restored in recent years to now present an interesting living space with the benefit of a good-sized garden to the rear and off-road parking for one vehicle to the front on a gravelled driveway. To the ground floor there is a stunning lounge with exposed beams and large inglenook fireplace, recently refitted modern kitchen/diner with direct access to the secluded rear garden and useful hall with utilities area. To the first and second floors a selection of well-proportioned bedrooms and a recently refitted modern stylish family bathroom with bath and fitted shower. Decoration is warmed throughout by a gas fire central heating system and benefits from a selection of double glaze windows through the cottage. Externally, the property benefits from a large garden to the rear with established entertaining space. Cottages in Albion Street are rarely available we think this is a unique opportunity, call the vendors sole agent for a viewing Cain & Fuller in Cirencester.

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Stratton

Stratton a small village positioned on the edge of Cirencester Town within a mile of the market place, this area has an Ofsted outstanding rated primary school and a selection of local amenities including village shop/post office, public house, local clubs and associations. Ideally situated for open country walks and approximately 15 minute walk into Cirencester town centre. Swindon c.16 miles; Cheltenham c.18 miles; Oxford c.38 miles Kemble station c.3 miles (London Paddington about 75 minutes)

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 30,000 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.

Outside

Off road parking

The cottage has off road parking for one vehicle to the front of the cottage.

Mobile and broadband

We recommend purchasers go to Ofcom for information on broadband and mobile services.

Tenure

Freehold

EPC

To follow

Council tax

Band D

Viewing

Through the vendors sole agent Cain & 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. Some of the images have been digitally enhanced we would make prospective buyers of this and recommend they do their own physical inspection of the accommodation. The two bedrooms on the first floor in 5 Cheltenham road have been linked by taking down the internal wall as indicated on the floor plan, the door is still existing into both rooms it would be easy to re instate the internal wall.

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.

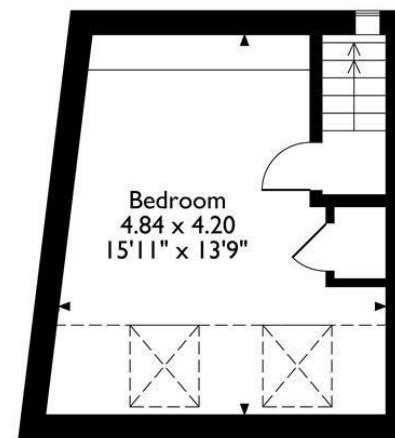
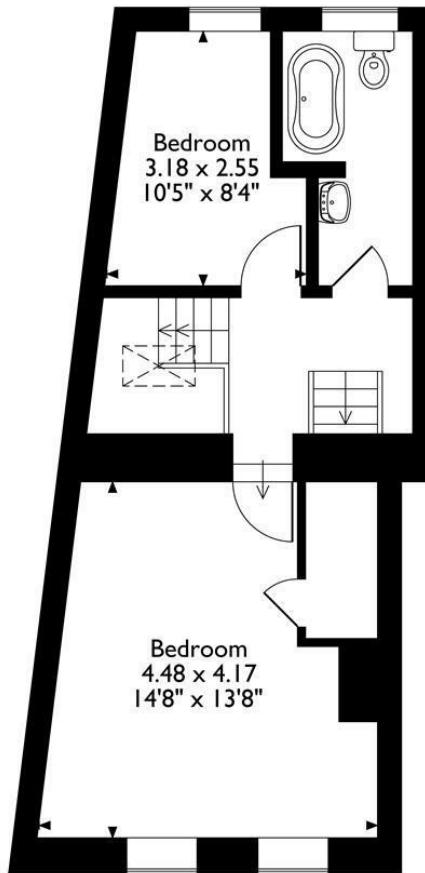
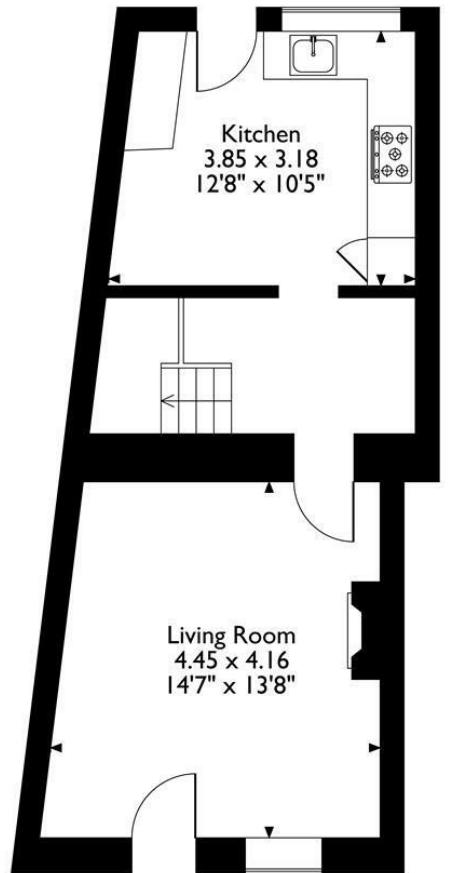
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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





3, Albion Street, Stratton, Cirencester, Gloucestershire
Approximate Gross Internal Area
92 Sq M/991 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.