



Cherry Tree Cottage, Dunfield, Gloucestershire, GL7 4HE
Asking Price £485,000

Cain & Fuller

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Cain & Fuller

A unique opportunity to purchase a Grade two listed extended stone cottage located in a small hamlet betwixt Cirencester and Fairford well situated for the business commuter and displaying a truly fantastic range of character features throughout the property. The property is presented in superb condition and offers stylish appealing living space with modern practicality. Externally there are landscaped interesting gardens measuring approx. 200 ft with a selection of lawned and seating areas with pathways running the whole of the garden. Within the garden there is a good specification home office/studio ideal for the person who works from home and needs a self contained space. The village of Dunfield offers beautiful surrounding countryside ideal for walkers and country pursuits. Call the vendors sole agent Cain and Fuller in Cirencester to arrange a viewing.

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Dunfield

Dunfield is a small village hamlet positioned between Cirencester and Swindon in glorious countryside, well positioned for the business commuter with good access to all main business centres in the south west by road or rail. The hamlet offers lovely walks in the surrounding countryside and for the home workers there is fibre connection to most properties in the village enabling hybrid working.

Fairford

Fairford is a nearby Market town which has an active local community and benefits from a range of shops in the centre of the town where there is ample free parking. There is also a regular market every Wednesday. St Mary's Church is beautiful dating back to 1497 and boasts that its stained glass windows are 'the only complete set of late medieval glass in a parish church in the country'. There is good state schooling available for children of all ages, from reception to completing A levels. There are also independent schools in surrounding areas. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre, a cottage hospital and many local clubs and organisations

Description

Cherry Tree cottage is an enchanting extended Grade Two listed Cottage believed to date back to the 1790's with the benefit of being extended in the recent past to give a flexible and spacious living space abundant with a full range of character features. To the ground floor there are two principal reception rooms both with fitted Burners, a selection of natural floor coverings, exposed beams and large period Inglenook fireplace. The rear elevation benefits from a bespoke hand fitted Kitchen with a large range of built in storage and integral appliances including large larder store cupboard and Gas fired Range, windows and door from this room lead to the established garden. The first floor of the Cottage benefits from a large main bedroom with fully vaulted ceiling and selection of exposed beam work and an outstanding views over a grass field. The second bedroom

with views onto the garden, large family bathroom with free standing roll top four legged bath and separate corner walk in shower.

Throughout the cottage every room displays an array of period character features which makes a highly unique and attractive living environment. The cottage is warmed throughout by a Calor Gas fired central heating system which also services the hot water needs all through a modern combination boiler.

Outside

An outstanding feature of the cottage is the landscaped gardens to the front and side of the cottage there is a gravelled driveway with off road parking for three cars, low Cotswold stone walls to the front and side boundaries small lawn with flower borders, gated access leads to the private rear garden.

The garden is an interesting and creative living space with a selection of lawned and seating areas connected via a cobbled pathway which meanders through the garden to the end. Contained within the garden are a selection of formal seating areas as well as a detached work studio ideal for those who work from home, a small Cotswold stone storage building ideal for garden storage. The whole is enclosed creating a secure and safe environment for small animals or young children at the very rear of the garden there are also raised vegetable beds and a large greenhouse.

Tenure

Freehold

EPC

This property is exempt from EPC LISTING AS A LISTED BUILDING

Council Tax

Band C

Agents Note

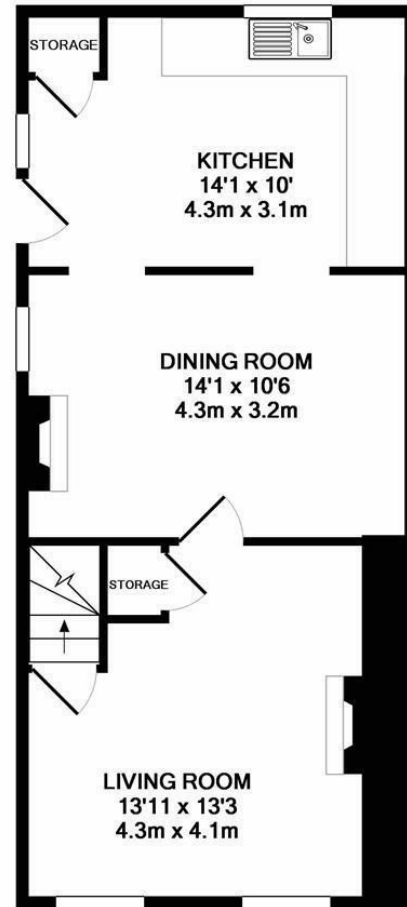
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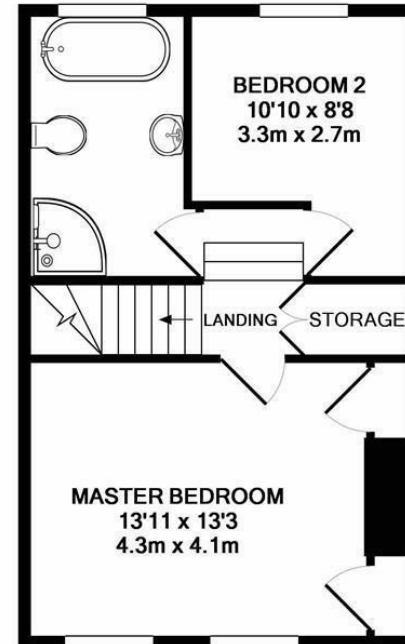
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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