



98 Stratton Heights, Stratton, Cirencester, GL7 2RL
Asking Price £395,000

Cain & Fuller

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Cain & Fuller

An excellent opportunity to offer a growing family a unique well designed family living space located in a secluded area within a short walk of one of the town's leading primary schools. Number 98 is positioned within a secluded corner of high quality homes offering a private and established position within Stratton a favoured village environment on the outskirts of Cirencester town with a range of local amenities including village shop/post office, period hotel and spa, two popular and well supported public houses and direct access into Cirencester Park, 20,000 hectares of parkland open to the residents of Cirencester on a daily basis. The house offers well planned accommodation set out on three stories providing extremely good sized family living space presented to a high standard, this includes a modern fitted kitchen/breakfast room with large breakfast bar, contemporary white family bathroom with fitted shower. The family space is both stylish and practical for a growing family offering flexible space over three stories. The house benefits from a gas fired central heating and a series of double glazed windows. Externally the property occupies a sizeable corner plot with a high degree of seclusion, gated side access to the garage and parking. To view call the vendors sole agent 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 Ofstead 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

Externally the property occupies a sizeable corner plot with a high degree of seclusion, gated side access to the garage and parking. The garden has a large raised decked area to advantage of the sunshine and a patio directly to the rear of the house.

Parking and garage

There is a single garage with parking to front located to the side of the house,

Council tax

Band D

Mobile and broadband

We recommend going to Ofcom for information

Tenure

Freehold

EPC

To follow

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

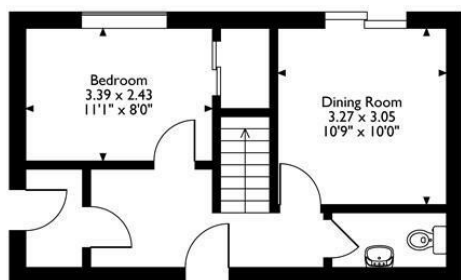
checking them first.

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

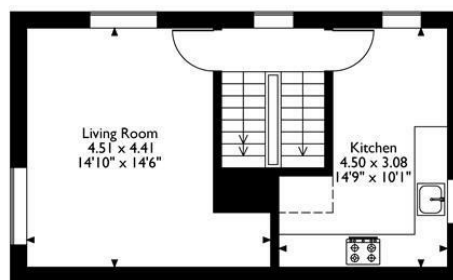




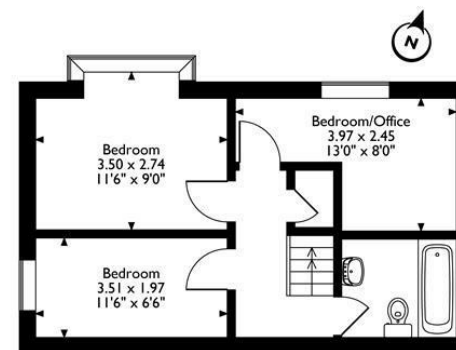
98, Stratton Heights, Cirencester, Gloucestershire
Approximate Gross Internal Area
103 Sq M/1109 Sq Ft



Ground Floor



First Floor



Second 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.

