



33 Upper Churnside, Cirencester, Gloucestershire, GL7 1AP
Asking Price £325,000

Cain & Fuller

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Cain & Fuller

An opportunity to purchase a four bedroom family home ideally situated with both primary and secondary schools within walking distance as well as a selection of sporting and family amenities on the door step. Cirencester town and all of the amenities and facilities that it has to offer are also close to hand. Number 33 Upper Churnside has undergone a loft conversion in the past giving two additional loft bedrooms rooms used for many years by the present vendor and making this property a substantial family home. The ground floor accommodation benefits from two light reception rooms and a large refitted kitchen with range of storage with door to a large utility room with downstairs WC to side. The first floor benefits from two large family bedrooms and a family bathroom landing and stairs leading to the second floor. The second floor boasts two further family bedrooms and a large landing with selection of built-in storage cupboards. To the front of the house steps lead to the entrance door, there is a low maintenance area with a selection of shrubs. The rear garden is an outstanding fracture of the house being laid to lawn with patio to the rear of the property. A large family garden with lots of space for trampolines and climbing frames. We urge early viewing of this sizable family home located close to a great range of amenities.

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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, 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.

Amenities

Upper Churnside is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to

London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading

Outside

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Council tax

Band c

EPC

To follow

Mobile and broadband

We recommend potential purchase check on Ofcom for internet and mobile performance.

Viewing

Through Cain & Fuller in Cirencester

Tenure

Freehold

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.

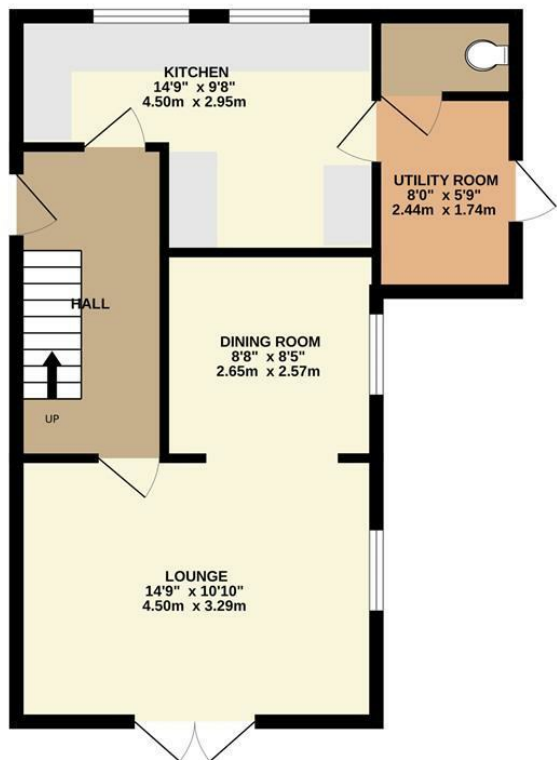
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

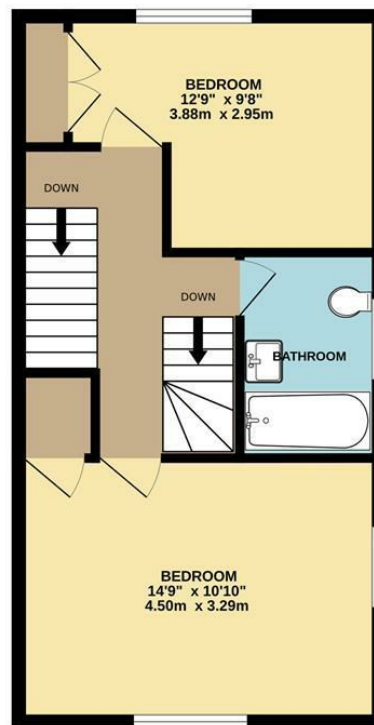




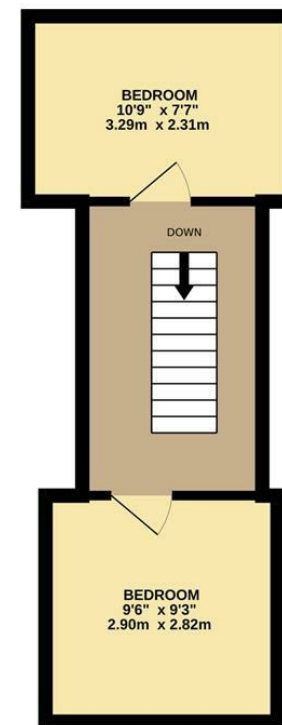
GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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