



**45 Ashcroft Road, Cirencester, GL7 1QZ**  
**Chain Free £565,000**

**Cain & Fuller**

A rare opportunity to purchase an attractive Cotswold Stone period town house located in a central and sought after position with all of the amenities and facilities that the town has to offer within level walking distance. The property has been sympathetically refurbished and extended in the past and presents flexible and generously sized living space with an array of period features ideal for the growing family. Externally there are established and attractive gardens benefiting from a sunny southerly facing aspect and a good degree of seclusion with the added benefit of an individual side access. Ashcroft road forms part of a Residents Parking scheme allowing parking for residents on a 24/7 basis. To view this fantastic town house call the vendors sole agent Cain & Fuller in Cirencester.

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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

Ashcroft Road is in a much sought-after location due to its proximity to the town centre which is within walking distance. 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.

## Description

Entrance door leads to reception hall with further entrance to main hallway, stairs leading to first floor accommodation, to the front of the house there is a large lounge with period splay bay

window to front aspect, attractive period stripped wood floor boards, chimney breast with inset living flame contemporary fire and stone hearth. To the centre of the house lies a family room with original quarry tiled floor, selection of period panelling, range of storage and picture window to rear garden. Door gives access to a long rear hallway with downstairs WC, and selection of deep storage cupboards, window onto garden and further door opening out onto the large Kitchen/Dining/Family room located to the very rear of the property. This room is both attractive and highly functional being fitted with a modern stylish kitchen allowing an excellent range of storage and also fitted with a selection of integral appliances with extensive work surfaces and has the benefit of a flagstone floor with under floor heating. The room allows for a large centrally located dining table and also a selection of maybe soft furnishing with double doors leading onto the sunny southerly facing rear garden, an ideal family room. The first and second floor of the property offer three large double bedrooms and a modern contemporary family bathroom with separate bath and shower cubicle. These rooms benefit from a selection of period features and enjoy pleasant aspects over the roof tops of Cirencester. A great advantage of the property is the large Cellar located through a door from the family room with stone steps down to a large storage and workshop area with small window to the front aspect, many residents have converted this space to provide additional living space ask the vendors agent for further details. The property is presented in excellent order throughout and benefits from a gas fired central heating system complemented by sympathetic double glazed windows.

## Outside

To the front of the house there is a low maintenance garden, pathway to entrance door and side gated access to the rear garden. The rear garden is an outstanding feature of the property benefiting from a sunny south westerly aspect and being laid to lawn with attractive patio areas for dining in the summer months. The garden is enclosed creating a safe and secure environment for small animals or young children. There is a summer house located to one corner of the garden ideal for the family. The design of the ground floor extension provides an additional secluded courtyard to the side of the main house ideal for open air dining or storage. The boasts an individual side access to Ashcroft road ideal for motorbikes or bicycles.

## Residents Permit Parking

The house forms part of a residence parking scheme, asked the vendors agent for further details .

## Viewing

Through Cain & Fuller the vendors sole agent

## Council Tax

Band E

## 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.

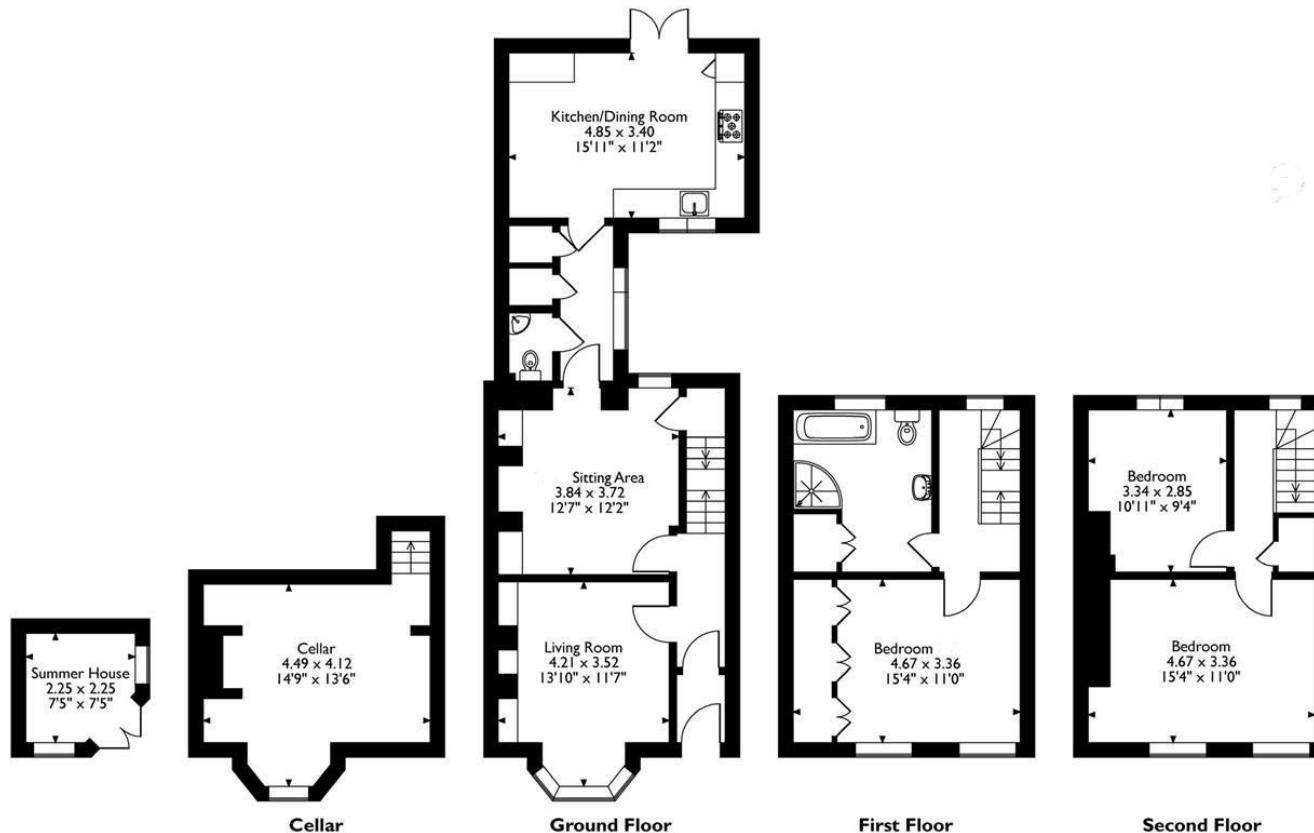
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Some of the images have been altered digitally to enhance their appearance.

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





45 Ashcroft Road, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
Main House = 140 Sq M/1506 Sq Ft  
Outbuilding = 5 Sq M/54 Sq Ft  
Total = 145 Sq M/1560 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.