

28 Roberts Close, Stratton, Cirencester, Gloucestershire, GL7 2RP

Asking Price £530,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

To view this property immediately GO TO OUR VR MATTERPORT TOUR on this listing ! Number 28 Roberts Close represents an opportunity to purchase an extended five bedroom semi detached family home located in this highly sought after area on the outskirts of Cirencester town with a selection of local facilities and amenities including a highly rated primary school, village shop/post office, public house and access to Cirencester Park approx. 20,000 acres off open parkland for the use of the areas residents. In the recent years the property has undergone a comprehensive renovation and extension to now present an appealing and stylish living space with a selection of desirable features for the growing family. The accommodation is extremely flexible allowing scope for those who maybe work from home as well as giving well proportioned family space. Externally the house is located in the corner of a quiet cul de sac with parking and single garage to side, gardens to front and rear, the rear garden is laid to lawn offering a secure and safe environment for young children or small animals and also benefits from a great deal of seclusion. There is excellent access from the house to the garden for the summer months. Properties in Roberts Close are highly sought after we recommend early viewing through Cain and Fuller in Cirencester.

Asking Price £530,000







Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofstead outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London paddington.

Nearby 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.

Description

Entrance to the house if through a main hall way with down stairs cloak room to side and stairs to upper floors, door to ground floor living space. The ground floor has been extended with a large full width family room which leads directly to the rear garden and is accessed from all areas, a fantastic living space for the growing family. In recent years the present vendor has totally re-styled and fitted the Kitchen/Diner with an excellent range of contemporary storage with extensive work surfaces and fitted range cooker, a dual aspect light living space with ample room for large family table. The family lounge offers great space for a range of soft furnishings with access to all of the ground floor living space in this free flowing home. To the first and second floors there is a selection of five bedrooms and a modern contemporary family bathroom all presented in excellent condition with an additional cloak room to the upper floor. These levels benefit from far reaching views over to Cirencester town and the Parish Church and offer families a highly flexible and spacious living space ideal for the growing family.

The property is warmed throughout by an efficient gas fired central heating system which is complemented by double glazed windows and doors throughout and has benefited from recent re=decoration by the present vendors.

Outside

Externally the property sits within a small and quiet cul-de-sac with gardens to front, side and rear. The rear garden boasts a secluded aspect, is predominantly laid to lawn and gives good access to the single garage and parking area to the side of the house. A good secluded outside space ideal for the growing family or small animals with good access from the house for the summer months.

Mobile and Broadband

We recommend purchasers go to Ofcom for further details

Single Garage and Parking

Single garage with power and light , personal door to garden and eaves storage space, parking for two cars to front of garage.

Council Tax

Band D

EPC

C rating

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

Cain & Fuller





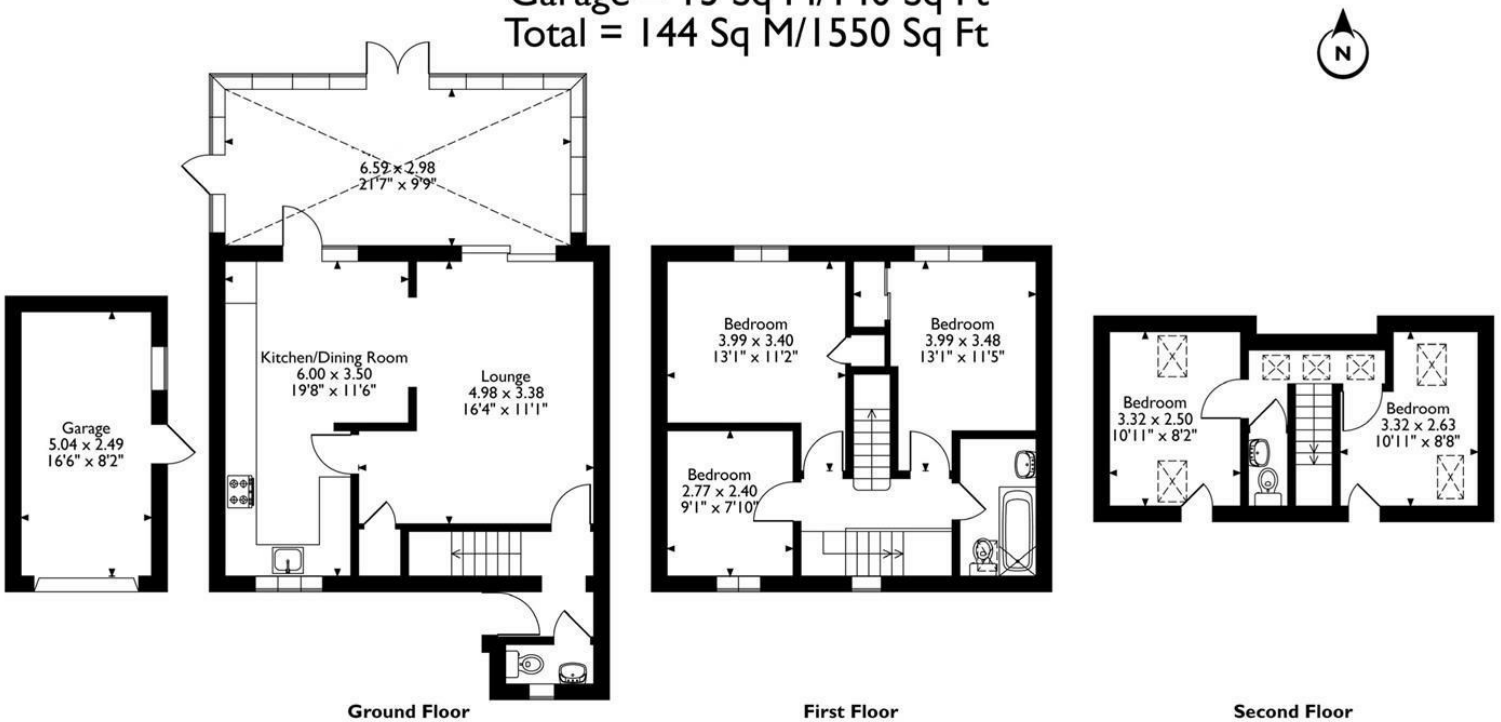

BREAD





28, Roberts Close, Cirencester, Gloucestershire

Approximate Gross Internal Area
Main House = 131 Sq M/1410 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 144 Sq M/1550 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.