



58 Overhill Road, Stratton, Cirencester, GL7 2LQ
Asking Price £365,950

A unique opportunity to acquire an extended two bedroom semi detached bungalow, located in a sought after position on the edge of Cirencester town. Stratton is a small village positioned on the edge of Cirencester Town within a mile of the market place, it benefits from a good range of local facilities and give residents great access to the renowned Cirencester Park on a daily basis. The bungalow offers extremely well presented light spacious living accommodation with all of the main living areas looking onto a southerly facing secluded rear garden. Externally there are well presented mature gardens with good parking and a large storage/workshop to the side of the property. The rear garden is an outstanding feature of the bungalow with its sunny secluded aspect and a detached studio/home office ideal for those homeworkers or someone has has a compelling hobby. We urge early viewing of this superb property bungalows in Overhill Road are rarely available, call the vendors sole agent Cain & Fuller for a viewing.



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, 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.

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. 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.

Description

.Entrance door leads to a good sized hallway with cloaks storage and access to most living areas, the principal reception space has benefited from a large extension in the past to now offer flexible and light living space currently split into lounging and dining areas by the present vendors with full height windows and opening double doors leading to the south facing secluded rear garden. The extended family kitchen has been comprehensively refitted with a sleek selection of contemporary storage and a wide selection of built-in quality appliances, with picture window and opening door onto the rear garden. To the front of the property there is a large master bedroom with extensive selection of built-in storage, a second bedroom with picture window to front which offers flexible light living space. The family bathroom has been extended to give a contemporary luxurious room with full white suite and thermostatic shower above the bath, the room also boasts storage and a window to the side aspect. To the corner of the garden with easy access from the back door there is a detached studio built many years ago to very high standard. It offers flexible and useful additional living space for a variety of uses. The bungalow is presented in superb condition throughout benefiting from a gas fired central heating system complemented by Upvc double glazing.

Outside

To the front and side of the property there is a large driveway with off road parking for three to four cars, side gated access to the rear garden and pathway to main entrance door. The rear garden is an outstanding feature of the property benefiting from a sunny southerly aspect and a good degree of seclusion. Directly to the rear of the bungalow there is a large patio/entertaining space leading to an established lawn bordered by low maintenance borders, the whole being fully enclosed ideal for small animals or young children. A garden studio/home office was added a fantastic feature for the home worker as the studio is presented to a high standard and usable as addition living space all year around. There is also a large shed/workshop to the side of the bungalow.

Viewing

Through Cain & Fuller in Cirencester

EPC

C rating

Council tax

Band C

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
Made with Measure (2022)



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