



**12 Overhill Rd, Stratton, Cirencester, Gloucestershire, GL7 2LG**  
**Asking Price £585,000**

**Cain & Fuller**

To view this property immediately GO TO OUR VR MATTERPORT TOUR on this listing ! Number 12 Overhill Road represents an opportunity to purchase an extended 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 by the present vendors to now present an open stylish living space with a desirable selection of features, they have also created a contemporary garden studio substantial in size and ideal for those who work from home with double doors and window to the garden. Externally to the front of the house a large driveway with dual gated vehicle access to a driveway with parking for four cars. The rear garden provides a safe and secure environment for small animals or young children with established entertaining space to the rear of the house leading to a large southerly facing lawn. Many people in the area have added further accommodation with double and single storey extensions which would be possible subject to the appropriate planning permissions. We urge early viewing to avoid disappointment.

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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 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

The vendors have been able to sympathetically refurbished this period home to combine modern confidence of an effective gas fired central heating system and double glazed windows, light and open living space with a selection of period character

features indicative of the period of construction. Entrance porch leads to a good sized hallway with attractive staircase to first floor, door to downstairs WC and access to the family living space. To the front of the house a square formal lounge with open fireplace and large picture window to the front aspect and attractive flooring. To the rear of the property they have created a truly stunning Kitchen/Dining/Family room a large light and open space with a ground floor extension containing bi-folding doors leading onto the secluded southerly facing gardens. The kitchen area is finished to a high standard with a comprehensive selection of storage and range of built-in high quality appliances. Extensive work surfaces also provide a family breakfast/ bar to one side ideal for those busy mornings. The rest of this large space combines dining and family living space with attractive open fireplace, plenty of room for soft furnishings and a great aspect to the garden. The first floor boasts three family sized bedrooms, the principal two boast an impressive selection of streamline storage space with ample space for large bed placement, the third bedroom fits a small double with picture window to side. A contemporary family shower room services all of the bedroom and is finished to a high standard. The landing on the first floor also offers a small study space and benefits from built-in storage. The first floor windows are large and offer pleasant aspects which surround the property.

## The Studio

Constructed by the presented vendors an attractive and sizeable structure with double doors and window to the rear garden. The studio provides an ideal home working space with power, light and heating for all year around use, such an asset with hybrid working being so popular.

## Outside

To the front of the house large double gates lead to a gravelled parking area to the side and front of the house with parking for four cars ideal for the growing family. The property benefits from a large rear garden indicative of the age of construction, it boasts from a southerly facing orientation, is fully enclosed by a mixture of dry Cotswold stone wall and fencing creating a safe and secure environment for the growing family or small animals, there is also an additional large workshop created by the current vendors with doors to side and front garden fully equipped with power and light. Directly behind the house there

is a large slabbed patio area to take full advantage of the south facing orientation, the main garden is laid to lawn. contained within the garden there are some raised herb beds and a log store in the corner. Many people have extended their properties within the area to double storey to provide additional bedroom accommodation this would be possible subject to the relevant planning consents from the local planning office.

## Workshop

A large workshop with double doors to front and door to side, full power and light providing great working and storage space.

## EPC

To follow

## Viewing

Through Cain and Fuller in Cirencester

## Broadband and mobile

We recommend purchasers go to Ofcom for full details

## Council Tax

Band D

## 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.

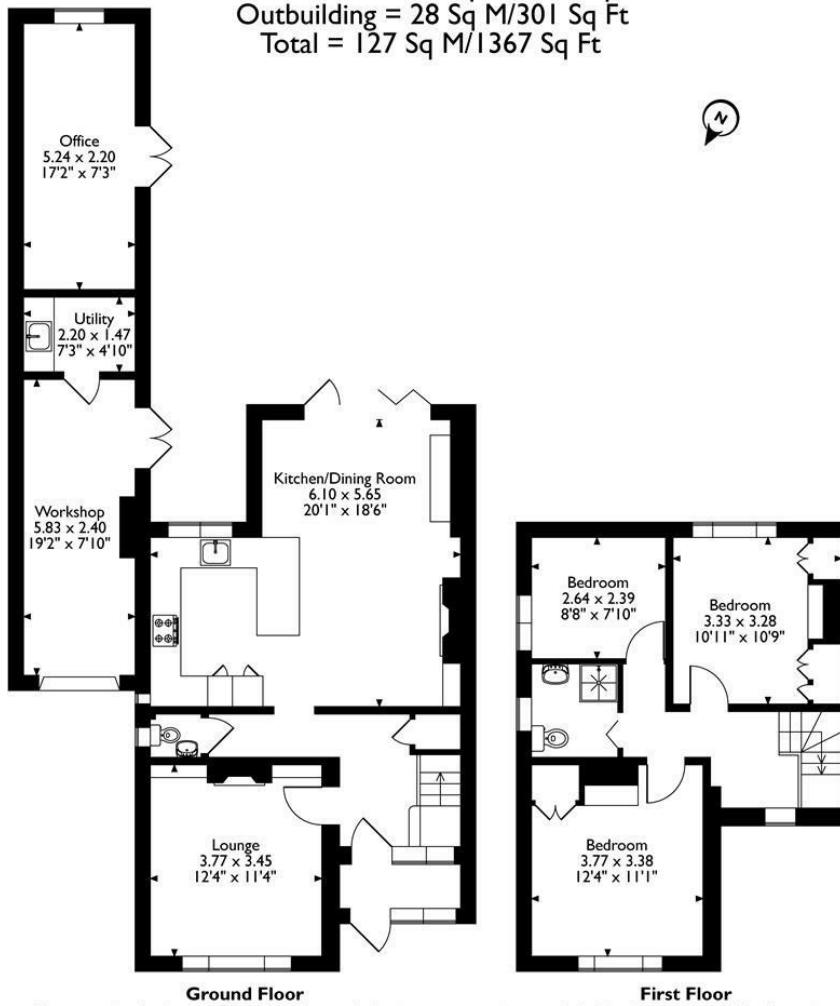
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





12, Overhill Road, Stratton, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
Main House = 99 Sq M/1066 Sq Ft  
Outbuilding = 28 Sq M/301 Sq Ft  
Total = 127 Sq M/1367 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.