



**Field View, Stratton, Near Cirencester, Gloucestershire, GL7 2RL**  
**Chain Free £395,000**

**Cain & Fuller**

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**Cain & Fuller**

An excellent opportunity to acquire a spacious four bedroom family home located in a secluded area within a short walk of one of the town's leading primary schools. Field View is located in a quiet cul de sac within Stratton a favoured village environment on the outskirts of Cirencester town with a range of local amenities including village shop/post office, period hotel and spa, two popular and well supported public houses and direct access into Cirencester Park, 20,000 hectares of parkland open to the residents of Cirencester on a daily basis. The property offers well planned family accommodation set out on three stories providing extremely good sized living space presented to a high standard, most rooms benefit from far reaching field views over to the Whiteway and open countryside. The living space includes a modern fitted kitchen/breakfast room with a selection of high quality appliances, modern well fitted family bathroom and additional family shower room, heating throughout by a gas fired central heating system which is complemented by Upvc double glazed windows and doors. There has been recent redecoration of the accommodation to now present an CHAIN FREE family home. Externally the property occupies a sizeable corner plot with off road parking for three cars and a secluded and sunny rear garden ideal for the growing family. To view call the vendors sole agent Cain & Fuller in Cirencester.

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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.

### **Outside**

To the front of the house there is a gravelled parking space for one vehicle, pathway to entrance door, access to the side of the house to a gate leading to the rear garden. The rear garden is an outstanding feature of the house benefiting from a high degree of seclusion and providing great space for the growing family being fully enclosed. To the side of the garden there is gated access to further parking for two vehicles.

### **Broadband and Mobile**

We recommend purchasers go to Ofcom for further details

### **Viewing**

Viewing through Cain and Fuller in Cirencester

### **Council Tax**

Band D

### **EPC**

D rating

### **Directions to the house**

Upon entering Stratton on the Cheltenham Road turn left after a quarter of a mile into park view, take to first turning on the right into Gallow pounds lane, after approx. a hundred yards take the second entrance on the left which leads to the parking area to the side of the house.

### **Agents Note**

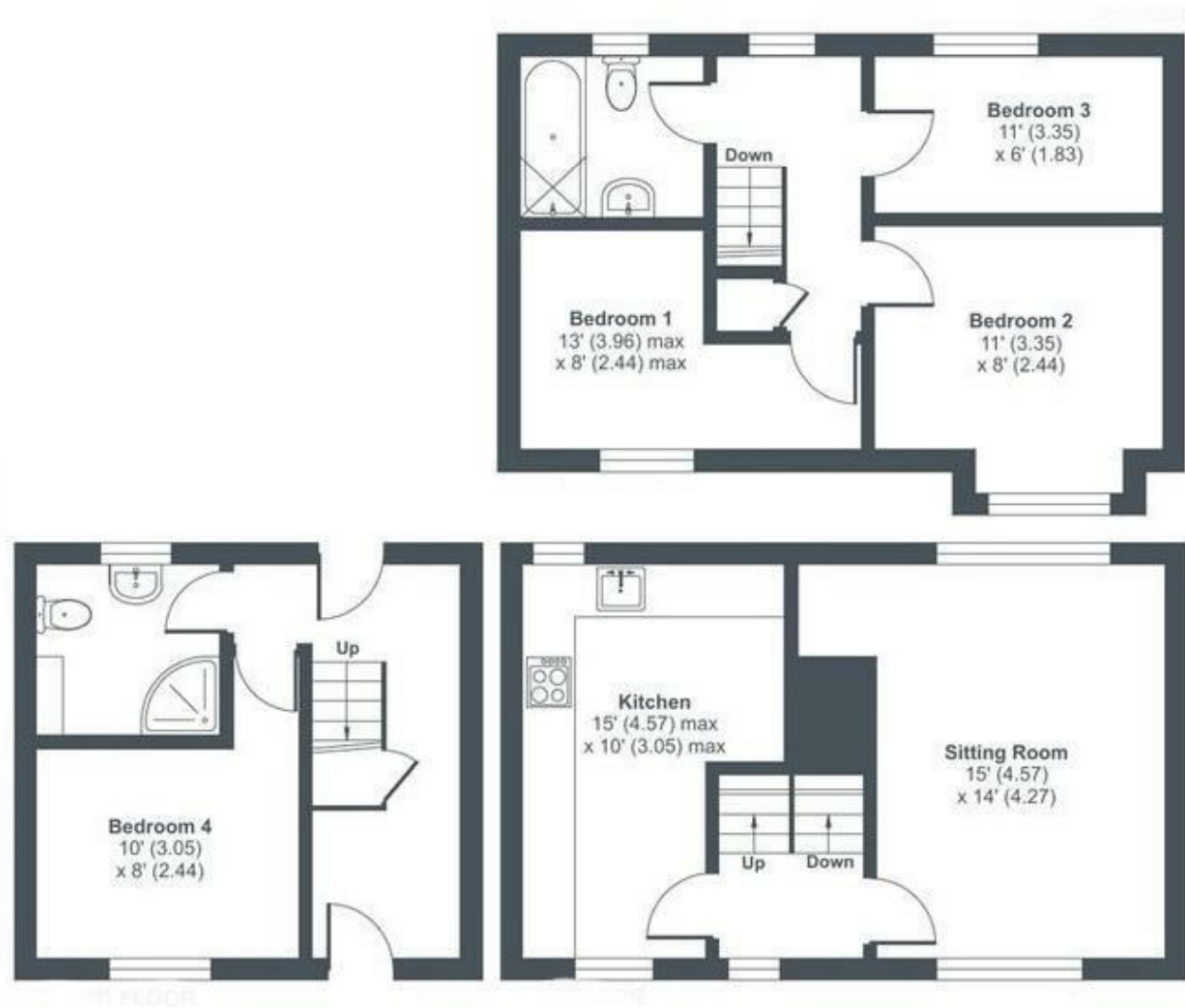
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements 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.



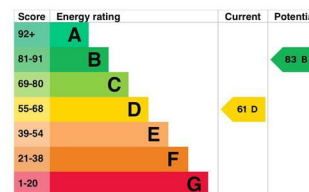




### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.