



18 Millennium Way, Cirencester, Gloucestershire, GL7 1FJ
Chain Free £435,000

Cain & Fuller

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18 Millennium Way offers an opportunity to acquire a modern detached family home located in an established area on the edge of Cirencester town with a full range of amenities and facilities within walking distance of the property including a primary and secondary school located 5 minutes walk away. The property is presented in superb condition throughout and benefits from modern fitted kitchen/diner, large lounge to front aspect, reception hallway with downstairs cloakroom. To the first floor there are three family sized bedrooms master of which benefits from an en suite shower room with further white family bathroom. The house is warmed throughout by a gas fired central heating system complemented by double glazed windows. Call the vendors sole agent Cain and Fuller in Cirencester to view this no chain family home.

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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

Millennium Way 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 a large hallway with downstairs WC to side and stairs to the first floor. The ground floor offers light and open living space, with a large kitchen/dining/family room windows and door leading onto the rear garden, this room is fitted with a modern range of storage with integral appliances and offers ample space for large dining table and soft furnishings. To the front of the property there is a lounge with picture windows to the front, central feature fireplace. The first floor benefits from three double bedrooms with a master suite boasting an en suite shower room and dressing area with selection of storage, an addition white family bathroom services the rest of the bedrooms and family. The house also has the benefit of a gas fired central heating system which is complemented by double glazed windows.

Outside

To the front of the house there is a lawn with established hedgerow giving a good degree of seclusion to the house. Driveway with parking in front of the integral single garage.

The garden is an outstanding feature of the house being laid to lawn with extensive patio area to the rear of the property, boarding flowerbeds with established plants and shrubs within this fully enclosed garden creating a safe and secure area for small animals or young children, gate to side access to the front garden.

EPC

To follow

Council tax

Band D

Integral garage

Up and over door to front aspect, personal door to the rear leading to the garden, power and light.

Viewing

Through Cain and Fuller in Cirencester

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.

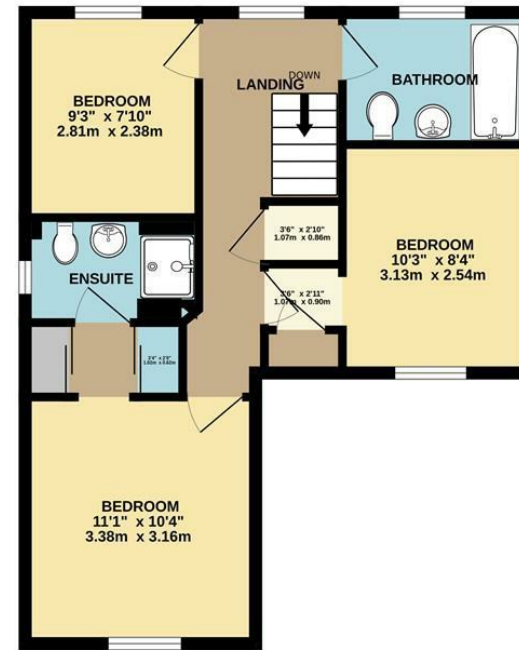




GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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