



3 Spire View, Cirencester, Gloucestershire, GL7 1WP
Chain Free £595,000

Cain & Fuller

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You must view our VR MATTERPORT INTERACTIVE TOUR ON THIS AMAZING PROPERTY ! Available with NO-CHAIN ! A superb example of a modern stylish four bedroom detached family home benefiting from a pleasant position in this popular small development located on the edge of Cirencester town and benefiting from enviable access onto glorious Gloucestershire countryside and the neighbouring village of Siddington. Spire View was constructed approximately 9 years ago and as such offers high specification modern living in this establishing setting. Number 3 Spire View offers both a stylish and high efficiency family home with the benefit of a southerly facing walled garden and double tandem garage both a rare find on this type of modern home. We urge early viewing of this detached family home through Cain and Fuller in Cirencester.

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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

Spire View is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town consists of period town houses and cottages. 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 leading to a large open reception hallway with access to most of the ground floor living space, attractive staircase leading to first floor and large downstairs cloak room to side. There is a selection of reception space with large dual aspect lounge encompassing an attractive large square bay window and giving ample space for soft furnishings, cosy study again with bay window and a selection of base level storage ideal for a work space. An outstanding feature of the ground floor is the Kitchen/dining/family room with full aspect over the rear garden through picture windows and opening patio doors. The kitchen area is comprehensively fitted with an excellent range of storage and full selection of integral appliance including Chef's peninsula with the fitted ceramic hob and contemporary extraction above. The dining area gives plenty of space for a large table and this area opens onto a family zone with space for sofa and mixed media and benefiting from double doors opening onto the walled garden. To the side there is also a Utility room a must in any family home. To the first floor there are four proportionate bedrooms the master of which boast an en-suite shower room and a selection of storage. The remaining three family bedrooms are serviced by a large family bathroom with bath and separate large shower enclosure. Many of the upstairs rooms also have a dual aspect a light and pleasing feature. The property is warmed throughout by a gas fired central heating system and has under floor heating to all of the tiled floors to the ground floor. Double glazed windows and doors make this a highly efficient family home.

Outside

Low maintenance attractive garden to the front of the house with pathway to entrance door. The rear garden is an outstanding aspect of the property enjoying a highly secluded and sunny south facing aspect and being a walled garden with gated side access ideal for small children or animals. The garden is laid to lawn with attractive borders

and boasts a large secluded patio/entertaining space to the rear of the house.

Double tandem garage

There is a tandem double garage to the side of the property a great asset with power and light, up and over door to front, personal door leading to rear garden. Some other residents in the area have converted a section of this space to a home office or workshop subject to planning and building regulation. There is driveway to front with parking for two cars.

Broadband and mobile

We recommend purchasers go to Ofcom for information on broadband speeds and mobile reception.

Viewing

Through Cain & Fuller in Cirencester

Council tax

Band E

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

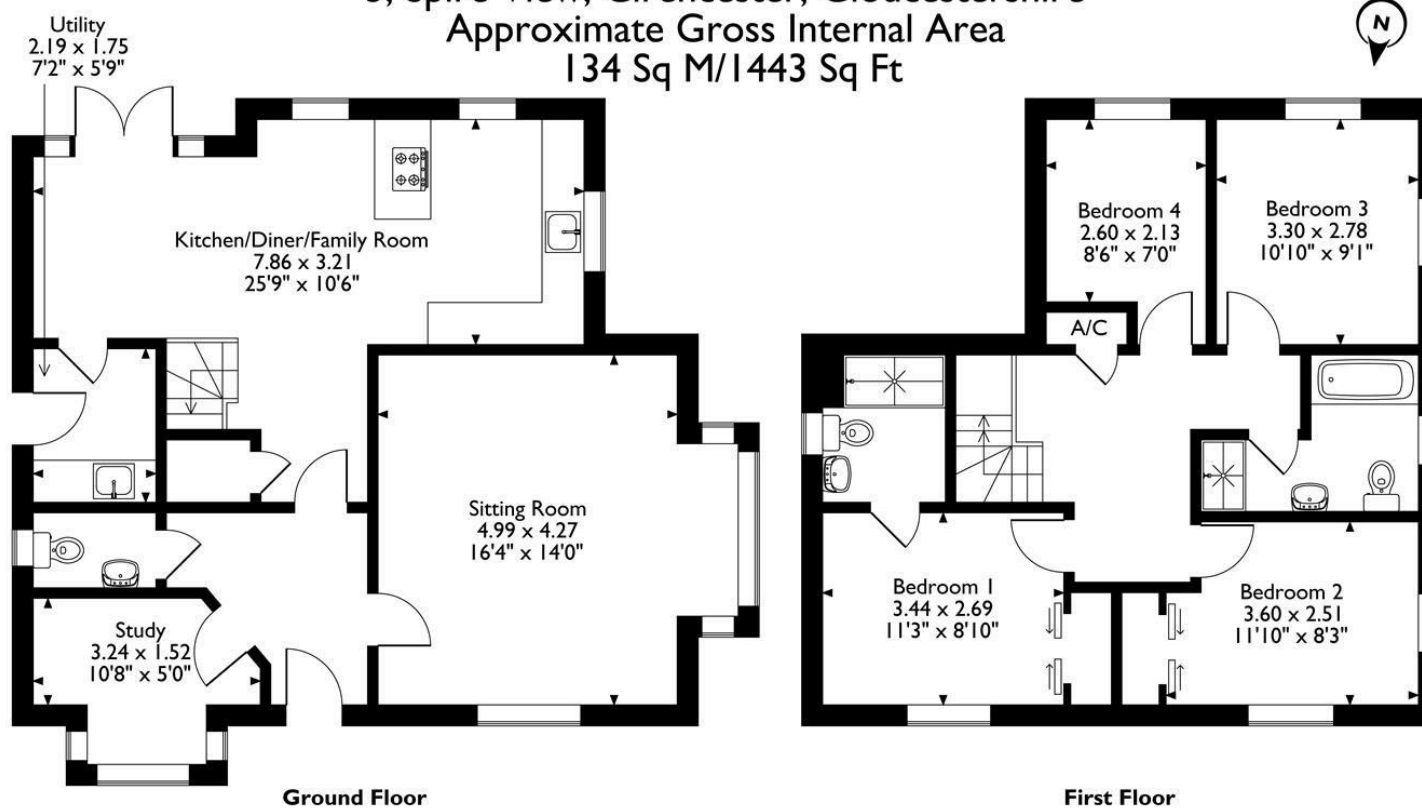
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3, Spire View, Cirencester, Gloucestershire

Approximate Gross Internal Area
134 Sq M/1443 Sq Ft

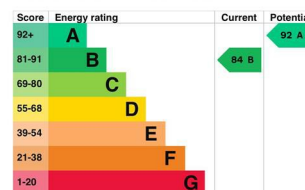


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

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

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



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