



15 The Avenue, Cirencester, GL7 1EJ
Chain Free £770,000

Cain & Fuller

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A unique opportunity to acquire an individual detached contemporary home located within 'The Avenue' a centrally located and sought after position within the very heart of Cirencester within walking distance of a selection of schools, parks and facilities that the town has to offer. The bungalow is approached down its own gravelled driveway which opens out into an oasis of privacy and calm with landscaped secluded gardens which surround this truly unique and stylish home. The accommodation has been refurbished and remodelled by the present vendor to present a modern high specification home within the very heart of Cirencester town. We urge early viewing of this property through Cain & Fuller the vendors sole agent 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

The Avenue is 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

The present vendor has remodelled and refurbished the accommodation to create a stylish and practical contemporary dwelling with flexible living space. The main reception areas are well proportioned with an open plan flow, there is a comprehensively fitted kitchen with selection of built-in appliance, high specification bath and shower rooms with a selection of high quality fittings. Of special mention is the master suite which benefits from a good proportioned bedroom with large walk-in wardrobe and an attractive en suite shower room. The guest bedroom is serviced by a further contemporary bathroom, and the flexible garden room provides an additional bedroom when required. The property is warmed throughout by a gas fired central heating system which is complemented by a series of sympathetic double glazed windows. The vendor has also fitted a heat recovery ventilation system to the property within the last year which is a great asset to the property. The accommodation would lend itself to further extension to the accommodation subject to planning approval.

Outside

The bungalow is approached from The Avenue down a secluded and totally private driveway owned solely by the property which gives a unique degree of privacy within this sought after area in the very heart of town. The property itself is positioned within the heart of its plot and surrounded by secluded landscaped gardens with gravelled parking for around six cars in front of the property and the large single detached garage. In the surrounding gardens there is a selection of outside entertaining spaces ideal for those who wish to enjoy the space all year around. Many spaces have a regulated electricity supply and there is a degree of soft landscaped lighting. To the side of the garage there is a greenhouse in good repair ideal for the summer season. The plot is enclosed by established walls and hedgerow creating a safe and secure environment for small animals or young children.

Garage and parking

To the side of the bungalow there is a single detached

garage with power and light, up and over door to front personal door to side into garden. The gravelled driveway gives extensive parking for six cars if required.

Council tax

Band D

EPC

Band E

Tenure

Freehold

Mobile and broadband

We recommend purchasers go to Ofcom for full details

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.





15 The Avenue, Cirencester, Gloucestershire

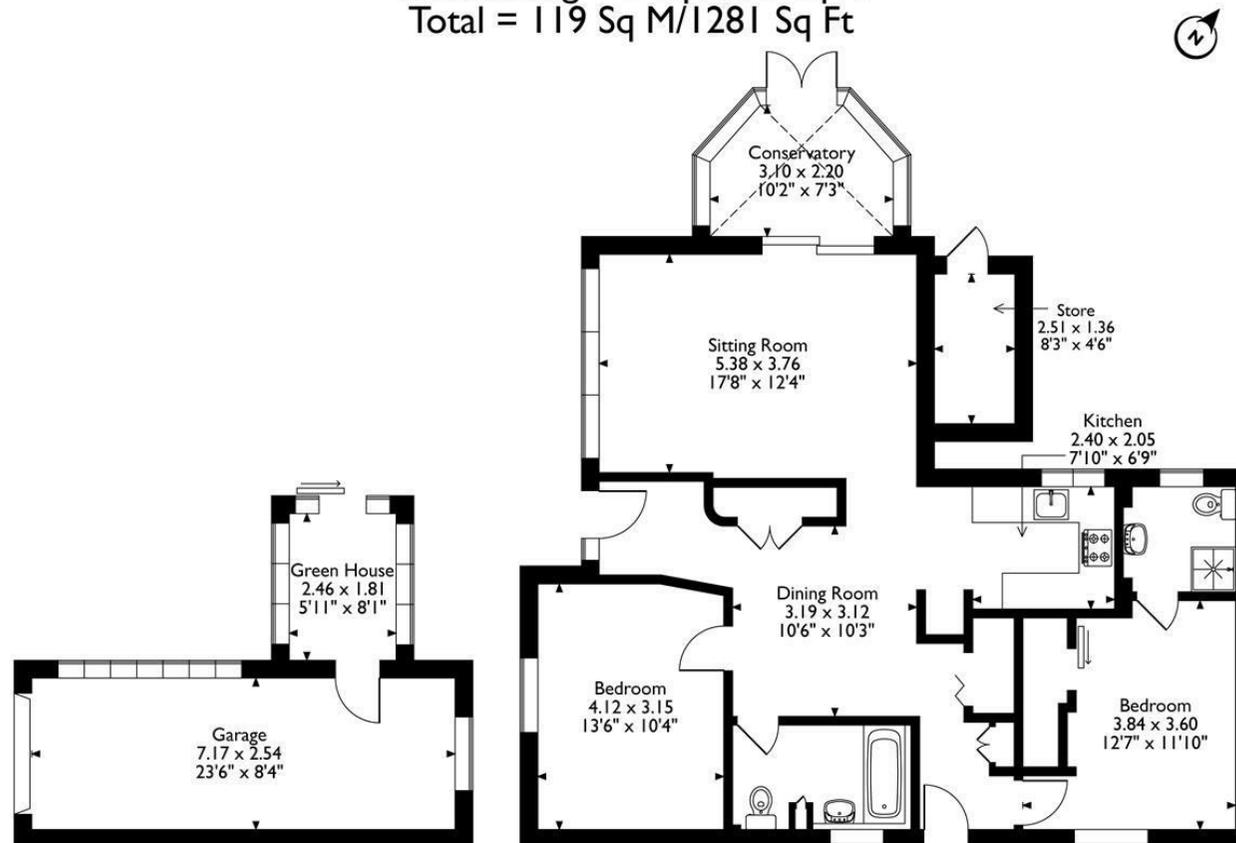
Approximate Gross Internal Area

Main House = 94 Sq M/1012 Sq Ft

Garage = 18 Sq M/194 Sq Ft

Outbuilding = 7 Sq M/75 Sq Ft

Total = 119 Sq M/1281 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.