



6 Robert Franklin Way, South Cerney, Cirencester, GL7 5UD
Asking Price £469,500

Cain & Fuller

An opportunity to acquire an extended four bedroom semi-detached family home located in Robert Franklin Way a popular and sought after position within the very heart of South Cerney. South Cerney has a full range of amenities and facilities and all of these are within level walking distance of the property; amenities include doctors, dentist, pharmacy, library, range of village shops including cafe, deli and public houses. 6 Robert Franklin Way is a high specification stylish family home presented in excellent condition by the present vendors we recommend early viewing through the vendors sole agent Cain & Fuller in Cirencester.

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South cerney

South Cerney is in the heart of the Cotswold Water Park and only a stones throw from lakes where you can sail, jet ski, windsurf, canoe and fish. The Cotswold Water Park is made up of over 130 lakes that have been created by gravel extraction over recent years these lakes have become increasingly popular due to the large range of leisure activities that are on offer. South Cerney is a thriving community with many leisure groups and organisations. The great community village was voted top 20 villages to live by The Times. Fentons community Center has a cafe and different activities including yoga

Near 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

A delightful extended four bedroom semi-detached family home offering light and airy accommodation over two floors. This beautifully presented home has been renovated throughout to a high standard by the current owners, offering a lovely contemporary lifestyle way of living with flexible accommodation and high end fittings. It is approached into a welcoming entrance hall where there are stairs to first floor, a storage cupboard, a door to the first bedroom/en-suite and a door into the main sitting room which offers a lovely space to relax or entertain. The very useful ground floor bedroom with fully tiled en-suite shower

room, comprising range of quality sanitary ware, with walk in shower with glass screen with rainfall shower and hand held shower attachments. Wall mounted sink with chrome mono mixer tap and storage cupboard. Wall hung led backlit bathroom mirror with shaver socket. Chrome heated towel rail. This room gives adults more privacy as it is the perfect bedroom for a teenage/older child who comes and goes, retaining less disturbance to the other adults and younger children in the home. This bedroom would also be suitable for an elderly relative who perhaps is restricted to ground floor use only. The kitchen has been greatly improved with a high-end installation of two tone Richard Burbridge bespoke units. The base and full height units are in stone, while the top units are in porcelain. There is a quartz fitted worktop with one and half bowl under mounted stainless steel sink and chrome mixer tap with full quartz backsplash. The kitchen benefits from integrated Neff appliances including Neff induction hob, Neff double oven, a fully integrated dishwasher, and a fully integrated chimney extractor hood. There is also a Samsung American fridge freezer with plumbed filtered water and ice machine as well as a chrome towel rail. The useful utility area flows from the kitchen, with ample space for washing machine, tumble dryer, laundry and shelving units. The dining room has ample room for a table and enjoys bifold doors leading to the rear garden. Beswick Stone limestone flagstone flooring runs throughout the entrance hall, kitchen, dining room and the en-suite/cloakroom.

At first floor level, the landing leads to three bedrooms and the main family bathroom which fully tiled and fitted with ideal standard porcelain sanitary ware chrome mono tap. Ideal standard fitted bathroom furniture and airing cupboard. The bathroom tiles are Porcelanosa with marble design inserts. There is a bath shower mixer with bath filler and overhead filter shower head and a heated chrome towel rail. The beautiful accommodation also benefits from bespoke radiators and Nicle light switches and plug sockets with dimmer switches.

South Cerney has a range of local amenities including a Co-Op and newsagents, One Stop, Indian restaurant/takeaway, fish and chip shop, a pharmacy and a dental surgery. There are three public houses, The Oak, The Old George and The Elliott Arms (which also has bed and breakfast facilities). There is also the Gateway Visitors' centre at the edge of the Water Park which provides information on the area as well as being a venue for entertainment events. The much loved annual Duck Race takes place each May, Golf course, Tennis club and Bowls.

Outside

Outside, there is gravelled driveway with ample parking for several vehicles. The rear garden is well-enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with well stocked mature

flower borders with a plethora of established plants and shrubs. There is a garden shed and a stone patio with ample room for outdoor furniture, offering a place to sit, relax, or entertain.

Parking

There is parking on the driveway to the front of the house for three/four cars.

Council tax

Band C

Tenure

Freehold

EPC

C rating

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.





