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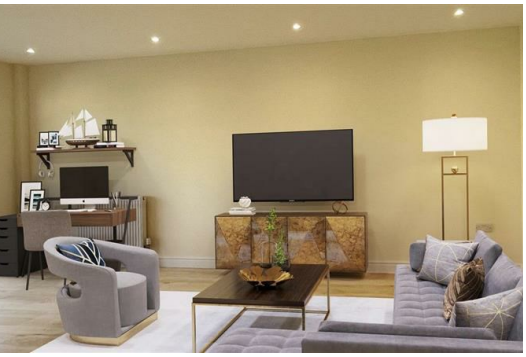
7 Haresfield, Stratton, Cirencester, GL7 2NE

Chain Free £345,000

An opportunity to purchase a spacious three bedroom family home located in a highly sought-after area on the edge of Cirencester close to a full range of amenities and facilities. The property offers flexible attractive accommodation presented in superb order. The main living area is open plan offering light and well proportioned living space with an attractive Oak floor and large windows to the front aspect. Of special mention is the modern comprehensive kitchen fitted to a high standard with a selection of high quality built in appliances and extensive granite worksurfaces with feature sink unit. The property benefits from three good size bedrooms, a newly fitted contemporary bathroom with additional fitted shower, ideal for the growing family. Externally there are secluded south west facing gardens to the rear and a single garage with parking for two cars. The property is located in a cul-de-sac position ideal for the family with one of the towns most popular primary schools within walking distance. Properties this size in Stratton are highly sought-after we would urge early viewing to avoid disappointment.



Stratton
Stratton a small village positioned on the edge of Cirencester Town within a mile of the market place, this area has an outstandibg 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 which lead 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 property there is a low maintenance gravelled area with pathway to entrance door. The rear garden is a superb aspect of this home its benefits from a south westerly orientation and a high degree of seclusion, there is a selection of low maintenance patio area's totally enclosed by reconstituted stone walling with side and rear gated access. The garden creates an ideal and secure environment for small animals or young children with personal door leading to the single garage and parking.

Single Garage
Single garage with parking for two cars to front. Door to garden.

Viewing
Through the vendors sole agent

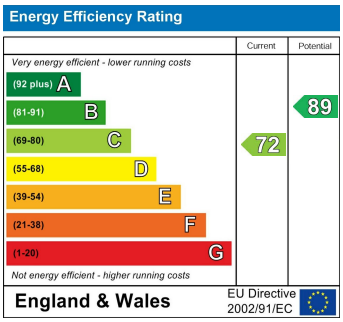
Mobile and broadband
We recommend purchasers go to Ofcom for full details.

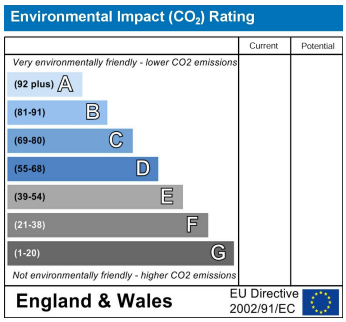
Council Tax
The council tax banding for this property is C

Tenure
Freehold

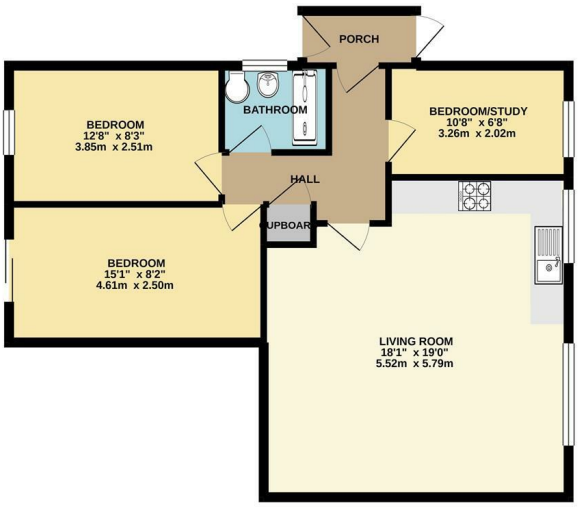
Agents Note
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon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

EPC
Band c





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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