



3 Hakeburn Road, The Abbey Grounds, Cirencester, GL7 2DD
Asking Price £318,000

Cain & Fuller

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Cirencester town is the capital of the Cotswolds as such it offers its residents a multitude of character and history due to its Roman past. The town is ideally positioned in the south west being close to London and a selection of business centres in the south west. The Abbey Grounds is located in the very heart of Cirencester within level walking distance of all of the amenities and facilities which the town has to offer, an established area where we are excited to bring to the market number 3 Hakeburn Road. The property is presented in good condition throughout and offers occupiers both flexible and light living space with a selection of reception rooms, modern fitted kitchen and all important down stairs Wc an essential in any modern home. To the first floor there are three spacious bedrooms and a family bathroom. Externally the house boasts a secure and secluded garden, low maintenance and providing a safe and secure environment for small animals or young children. The house benefits from gated access to a driveway with parking for two cars in front of a single integral garage essential in the centre of town. Properties within the Abbey Grounds in the very heart of Cirencester town are always sought after we recommend early viewing through the vendors sole agent Cain & Fuller in Cirencester.

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

The Abbey Grounds

The grounds contain the site of St Mary's Abbey which was consecrated in 1176 in the presence of Henry II, remaining until the Dissolution in 1539 when the Abbey was completely demolished. The only remaining building is the Norman Arch situated at the north-eastern corner of the grounds.

Originally, apart from the abbey buildings of church, cloisters and various residences for the Abbot, canons and lay brothers there were 2 sets of farm buildings in the bounds now marked by the far side of the lake (the former trout lake for the abbey), Dollar Street and Spitalgate Lane. The rest of the grounds were used as gardens and to grow

food for the abbey. Until 1963 some of the old farm and abbey buildings were still present, but these were removed to make way for the housing seen today.

The open grounds, lake, wildfowl, trees and greenery form an impressive pastoral centrepiece, inviting restful contemplation of the general town scene. A portion of ancient Roman Wall is also situated in the grounds.

The bandstand in the grounds was completed in 1999 as a millennium project and band performances take place throughout the summer.

Outside

Externally the house boasts a secure and secluded garden, low maintenance and providing a safe and secure environment for small animals or young children. The house benefits from gated access to a driveway with parking for two cars in front of a single integral garage essential in the centre of town. There is also a long storage shed to the side of the house , good secure storage.

Single garage

Double doors to front, power and light.

Parking

The property has parking for two cars accessed via double gated at the rear of the garden which lead to a driveway in front of the single garage.

Council tax

Band C

Tenure

Freehold

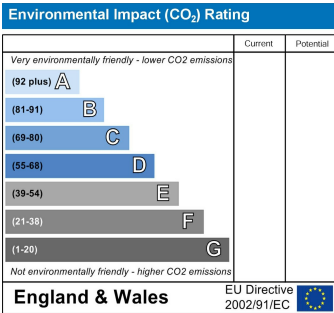
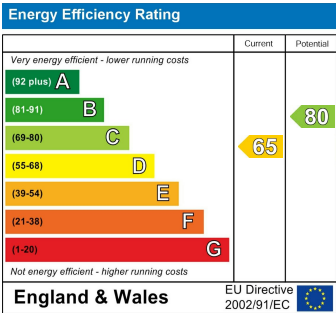
Agents Note

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.

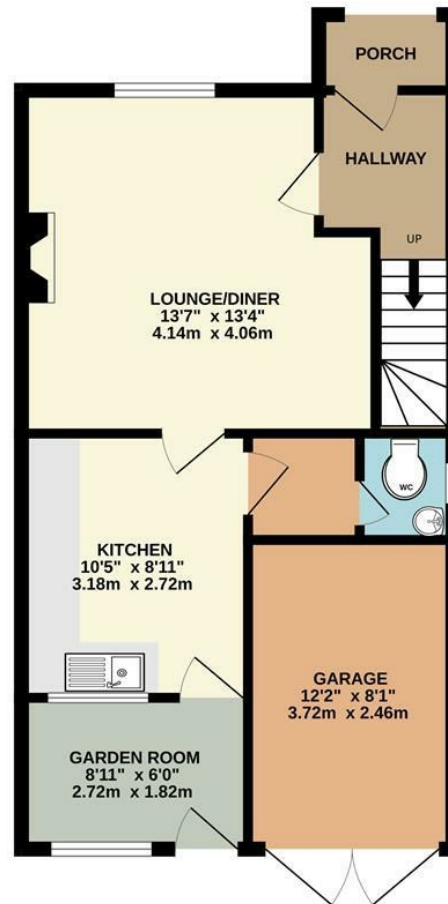
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

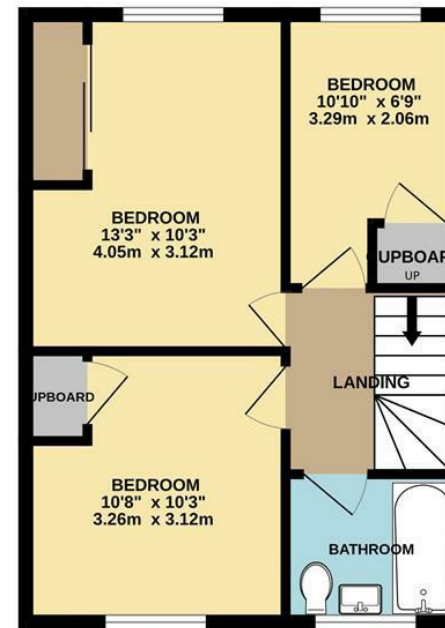
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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