

3 Links View, Stratton, Cirencester, GL7 2NF

Chain Free £515,000

Cain & Fuller

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Cain & Fuller

Situated in Links View a sought-after residential location in Stratton, Cirencester, this four-bedroom detached family home occupies a generous plot and well-proportioned accommodation, spacious reception areas and substantial gardens to both the front and rear. Although the accommodation is presented in good condition, it would benefit from a degree of modernisation, offering prospective purchasers an opportunity to update and personalise the property to their own taste. Externally there are large gardens to front and rear, the rear garden is fully enclosed and provides a secure space for small animals or young children. There is also a tandem double garage and parking in a large driveway to the side and front of the house.

With all of the amenities and facilities that Stratton has to offer in walking distance including a renowned primary schools and Cirencester Park. We urge early viewing of this flexible family home through Cain and Fuller in Cirencester.

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Stratton

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

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

Situated in a sought-after residential location in Stratton, Cirencester, this four-bedroom detached family home occupies a generous plot and offers well-proportioned accommodation, spacious reception areas and substantial gardens to both the front and rear.

The property benefits from large double-glazed picture windows, gas-fired central heating and two sets of patio doors leading from the main reception space onto the secluded rear garden, creating an excellent connection between indoor and outdoor living.

Although the accommodation is presented in good condition, it would benefit from a degree of modernisation, offering prospective purchasers an opportunity to update and personalise the property to their own taste.

The accommodation includes a large, open, full-height reception hall, a dual-aspect reception space, a kitchen, a useful utility room and a downstairs cloakroom. To the first floor are four family-sized bedrooms and a family bathroom.

Externally, the property occupies a substantial plot with generous front and rear gardens. The secluded rear garden provides a secure outdoor environment, ideal for families with young children or those keeping small animals. Further benefits include a detached tandem double garage and a large driveway providing ample off-road parking.

Offered for sale with no onward chain, this property represents an excellent opportunity to acquire a spacious detached family home in a popular Cirencester location, with scope to enhance and add value.

Viewing

Through Cain and Fuller in Cirencester

Mobile and broadband

We recommend purchasers go to Ofcom for further details

Council tax

Tenure

Freehold

EPC

To follow

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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GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



GL7 2NF

TOTAL FLOOR AREA : 1360 sq.ft. (126.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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