



**4 Orchard House London Road, Cirencester, GL7 2PU**  
**Chain Free £365,000**

**Cain & Fuller**

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A superb opportunity to purchase a modern two bedroom mews town house located within the very heart of Cirencester town with the benefit of an enclosed low maintenance garden and a single garage with parking. Orchard House is a small and select development located in the very heart of town within level walking distance of all facilities and amenities that the town has to offer. The accommodation boasts a gas fired central heating system which is complemented by uPVC double glazed doors and windows. In the past there has also been a double glazed conservatory added to the rear of the house with double doors opening onto the rear garden. The property has benefited from some recent redecoration and reflooring to present a light and appealing living space. An outstanding benefit of the house is also the single garage to the front as well as parking within the courtyard. We are able to bring this property to the market in a chain free position and would urge early viewing through Cain and Fuller 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**

Orchard House is located a short walk to the town centre 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.'

## **Outside**

Landscape lawns have pathways leading to each property and front entrance door. An outstanding feature of the property is the secluded and enclosed rear garden creating a safe and secure environment for small animals or young children. Garden is laid to slabs with a rear gated access, a sunny garden enjoying a secluded aspect.

## **Single Garage**

There is a single garage located in the carpark to the front of the house

## **Allocated parking**

There is numbered allocated parking for one vehicle in the car park to the front of the house

## **Mobile and broadband**

We recommend purchasers go to Ofcom

## **Viewing**

Through Cain and Fuller in Cirencester

## **Tenure**

Leasehold 959 years remaining

## **Council Tax**

Band C

## **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. The property has been virtually dressed for marketing purposes inside and out if potential purchaser wish to see the original images do contact the agent. 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.





Approximate Gross Internal Area = 933 sq ft - 87 sq m  
(Excluding Garage)



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.