

26 Cherry Tree Drive, Cirencester, Gloucestershire, GL7 1PJ

Asking Price £485,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

A superb opportunity to purchase an extended four bedroom detached family home located in an established cul de sac in a sought after area on the outskirts of Cirencester town with both amenities and open countryside within easy walking distance. The property offers light and flexible living space with a dual aspect main living space benefiting from a fireplace and internal doors giving access to most ground floor living space. A large entrance hall has the benefit of a downstairs cloak room and useful under stairs storage cupboard, with stairs leading to the first floor accommodation. The house has been extended twice in the past to provide additional living space, a large family room was added to the rear elevation offering useful family accommodation with pleasant aspect over the secluded rear garden. There is a well fitted kitchen with selection of storage, window to garden and internal door to the large attached garage and utility area. There are four family sized bedrooms a large double with modern en-suite shower room, a large double suite with built-in storage and dressing area, second guest room also with en-suite shower room, and two further well sized family rooms. Family bathroom with window to the front aspect. The house is warmed by a gas fired central heating system which is complemented by Upvc double glazing to most of the house. The outside is an outstanding feature of this home with a large and secluded rear garden ideal for the growing family with a selection of lawned areas and patio to the rear of the property. The front garden is low maintenance with block paved parking to the front of the house and attached single garage. We recommend early viewing of this substantial four bedroom family home 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

Cherry Tree is in a much sought-after location due to its proximity to the town centre which is within walking distance. 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

The gardens are an outstanding benefit of the house to the front a low maintenance garden laid to lawn with pathway to entrance door and bloc paved parking to either side of the house.

The rear garden is of a great size for the growing family, laid to lawn with patio area to the rear of the house and creating a safe and secure environment for small animals or young children. There is a green house for those keen gardeners and ample space for swings and kicking footballs.

Broadband and mobile

We recommend purchasers go to Ofcom for further details

Viewing

Through Cain and Fuller in Cirencester

Council tax

Band E

Attached garage

The property benefits from a large attached garage to the side with door to front, internal door to kitchen and rear door to garden. There is parking to front on a bloc paved driveway.

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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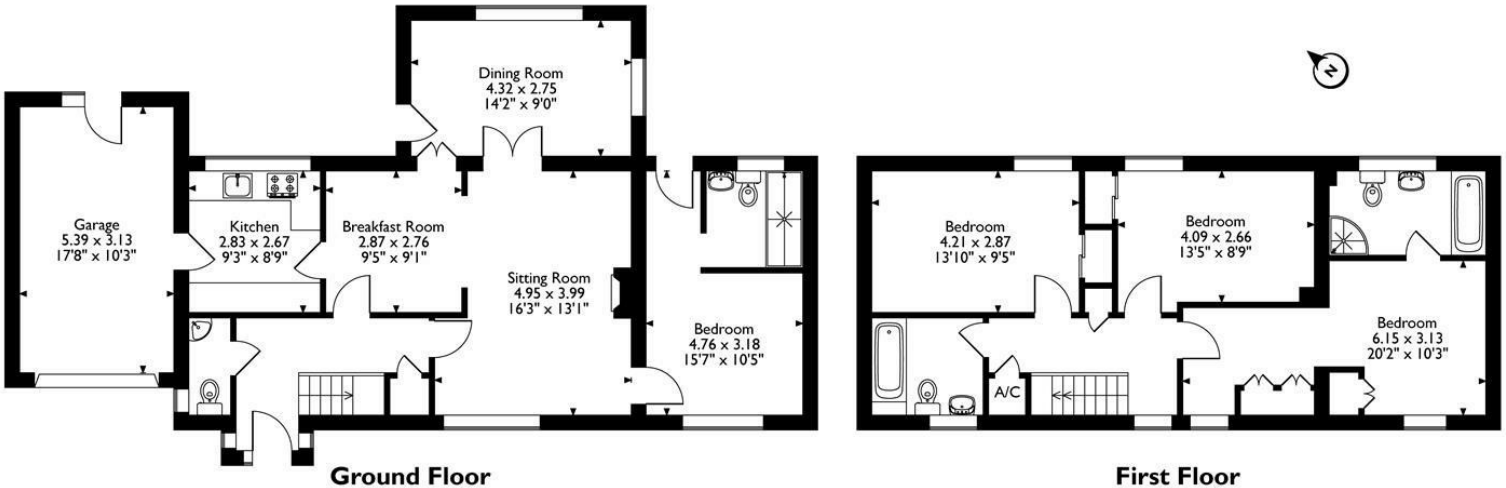








26, Cherry Tree Drive, Cirencester, Gloucestershire
Approximate Gross Internal Area
156 Sq M/1679 Sq Ft



Ground Floor **First Floor**

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