

30 Severells Drive, Siddington, Cirencester, GL7 6NE

Asking Price £340,000

Cain & Fuller

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

Cain & Fuller

Number 30 Severells Drive offers purchasers a fantastic opportunity to purchase a recently constructed Sustainable home located in the sought after Orchard Field's development to the south of Cirencester town where Stonewood Homes have created attractive family homes with the latest cutting edge energy-saving technology combined with stylish contemporary design with large open light living space. These environmentally conscious properties have a range of sustainable features with seamlessly embedded Solar PV Panels generating electricity, air tight interior living space benefiting from energy efficient stylish triple glazed windows and doors. The house is warmed by an external Air source Heat pump system with delivers the warmth through high output contemporary radiators with all the living spaces being individually thermostatically controlled. The house is finished to a high standard with a stylish selection of floor coverings and decor combined with a modern contemporary kitchen with a full complement of integral appliances with contemporary work surfaces. To the first floor there are two double bedrooms and a large open plan working/study area ideal for those who work from home. At this level there is also an attractive contemporary family bathroom with bath and shower with large window to the rear aspect. Externally the house benefits from a generous plot with a secluded and sunny garden to the rear of the house, fully enclosed which creates a safe and secure environment for small animals or young children. To the front of the house there is private driveway parking for two vehicles and an EV electric vehicle charging point. In the current market we believe this is a unique opportunity to purchase a stunning energy saving, environmentally conscious family property .Call Cain and Fuller in Cirencester for a viewing.

Asking Price £340,000







Siddington
Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail link to London Paddington in the neighbouring village of Kemble a daily commuter service.

Nearby 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.

Outside
Externally the present vendors have a lawned well proportioned and secluded rear garden with a good sized entertaining space to the rear of the house. The garden is fully enclosed with a gated rear access which creates a safe and secure environment for small animals or young children. To the front of the house there is private driveway parking for two vehicles and an EV electric vehicle charging point.

Parking and EV Charging
There is off road parking for two vehicles on a private driveway in front of the property, there is a fitted EV POINT for charging electric vehicles. The area has a section of visitors parking.

Mobile and Broadband
We recommend purchasers go to Ofcom for further details

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.

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

Viewing
Through Cain and Fuller in Cirencester

Cain & Fuller











GL7

Approximate Area = 888 sq ft / 82.5 sq m

For identification only - Not to scale

