Valley View Baunton, Near Cirencester, GL7 7DH

Chain Free £865,000

Cain & Fuller

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Cain & Fuller

An opportunity to purchase a detached family home located in an enviable position within the historical and attractive village of Baunton located in highly sought after location forming part of a designated area of outstanding natural beauty. The village is located on the edge of Cirencester town within easy reach of all the amenities and facilities that are available including a range of primary and secondary schools. Valley View offers a generous garden plot with extensive lawned areas and outstanding views into the start of the Rendcomb valley. The property has been in the same families ownership since the late 1970's and offers a fantastic opportunity for the right family to own and further create a stunning family residence in this amazing setting. To view call Cain and Fuller in Cirencester.

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Baunton

Baunton is an attractive and popular Cotswold village located within the valley of the River Churn and within easy reach of the market town of Cirencester which offers an excellent range of shops and services along with recreational facilities. There is a local shop and post office in the nearby village of Stratton – less than two miles away. There are a wealth of delightful walks in the surrounding area and a large range of country pursuits in this stunning setting.

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.

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.

Outsdie

The house occupies a large plot which is approached by a long tarmac driveway leading to the large driveway with parking for 5 cars. There is a double garage positioned to the side of the house and side access around the house leading to the extensive gardens. The main gardens are laid to lawn with a selection of paved entertaining areas some of which are under cover. The garden benefits from a selection of shrubs, hedges and specimen trees having established over the years. The garden boasts a sunny south to westerly facing orientation and has stunning views into the Rendcomb valley and surrounding village.

Description

Entrance door leads to a large reception hallway with downstairs cloak room and WC. The main hallway leads to the further ground floor accommodation and has stairs leading to the first floor. There are reception rooms to the ground floor including a dual aspect lounge, light and large dining room with concave bay window offering stunning views into the garden and valley beyond. Many years ago the vendors fitted a full Mielle kitchen with selection of storage and integral appliances, this room leads to a large utility room giving access to the gardens and a further ground floor study ideal for those who work from home. The first floor was formerly four bedrooms which the vendors adjusted to create a large master suite with bedroom area, dressing room and en suite shower rooms. There are two further bedrooms with a selection of storage and a family bathroom all accessed off a large open plan landing. The house offers light and appealing living space with far reaching views from most windows in this picturesque setting. Many neighbouring properties have been extended to provide additional family living space this would be possible subject to planning permission and building regulation approval.

Double Garage

There is a double garage located to the side of the property with electric door to front.

Council Tax

Band G

EPC

To follow

Mobile and Broadband

We recommend purchasers go to Ofcom for full details

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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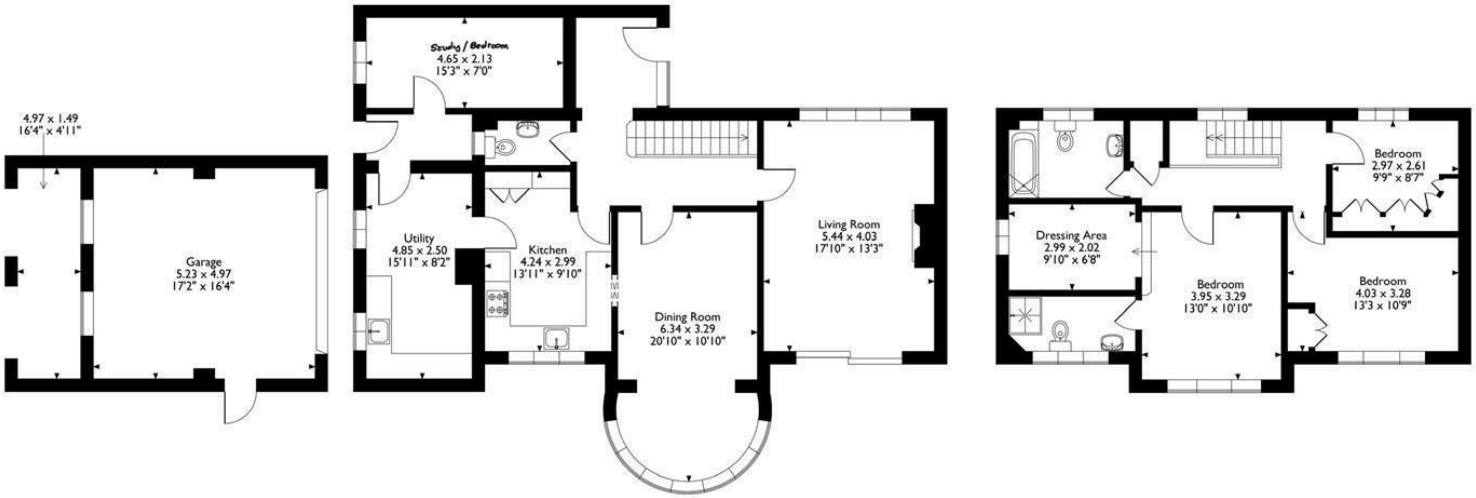
Approximate Gross Internal Area
Main House = 160 Sq M/1722 Sq Ft
Garage = 26 Sq M/280 Sq Ft
Total = 186 Sq M/2002 Sq Ft



Ground Floor **First Floor**

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