



**27 May Tree Close, Coates, Cirencester, GL7 6NQ**  
**Asking Price £565,000**

**Cain & Fuller**

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**Cain & Fuller**

To view this property immediately go to our INTERACTIVE VR MATTERPORT TOUR on this listing ! 27 Maytree Close is a substantial detached family home located in a highly secluded and attractive position within the sought after village of Coates on the edge of Cirencester town and well situated for the commuter with a direct rail link to London Paddington in the neighbouring village of Kemble. Over the recent past the accommodation has been refurbished and extended to now provide both an interesting and flexible living space presented in superb order by the present vendor with a program of recent full redecoration and finishing. Externally the property benefits from a large plot with ample parking to front with a fitted EV CHARGER. The rear garden is an outstanding feature of the house benefiting from a sunny south facing aspect and provide ding a secluded and secure space for the growing family. We recommend early viewing of this fantastic family home through Cain and Fuller in Cirencester.

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## Coates

Coates is located approx. Two miles from Cirencester which is an historic Roman town and 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.

Coates is the nearest village to the source of the river Thames at the Thames Head public house. The Tunnel House Inn can also be found just beyond the edge of the village towards Tarlton.

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

The living space comprises a large reception hallway with stairs to first floor, down stairs cloak room and access to ground floor accommodation. Main lounge benefits from a light dual aspect with picture window to front and opening

French doors onto the rear garden, central feature Open View wood burner used on a daily basis by the vendor in this stylish appealing room. An extensive kitchen/breakfast room offers a high standard of comprehensively fitted storage as well as a range of integral appliances including an extensive fitted range cooker, there a granite work surfaces illuminated by under cabinet lighting and a series of recessed ceiling spot lights, the room boasts picture window to front and glazed double doors opening onto the dining/family room and main lounge. The dining room to the rear is a light and appealing space added to the property in recent years with central roof lantern and full height windows and opening double doors onto the secluded south facing garden. There is also an ideal home office accessed from the garden ideal for those who work from home. To the first floor there are four family sized bedrooms the master of which benefits from a luxurious and large en suite shower room ideal for the growing family.

We would point out that the vendor has recently undergone a full program of redecoration and finishing to now present this property in truly superb condition.

## Outside

To the front an open plan garden with a driveway providing parking to the front of the house and garage. The present vendor has installed an Electric car charger a pleasing feature for EV drivers. The rear garden is an outstanding aspect of the property benefiting from a large plot and a sunny southerly facing aspect with a high degree of seclusion. To the rear of the house there is an established outside entertaining space with an attractive timber covered seating area ideal for the summer evenings. The main garden area is laid to lawn and provides a secure and secluded space ideal for small animals or young children with side gated access.

## Garage

There is a garage to the side of the house with door to front , great storage for the family.

## Council tax

Band E

## Broadband and mobile

We recommend purchasers go to Ofcom for full details.

## Viewing

Through Cain and Fuller in Cirencester

## EPC

D rating

## Tenure

Freehold

## 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.





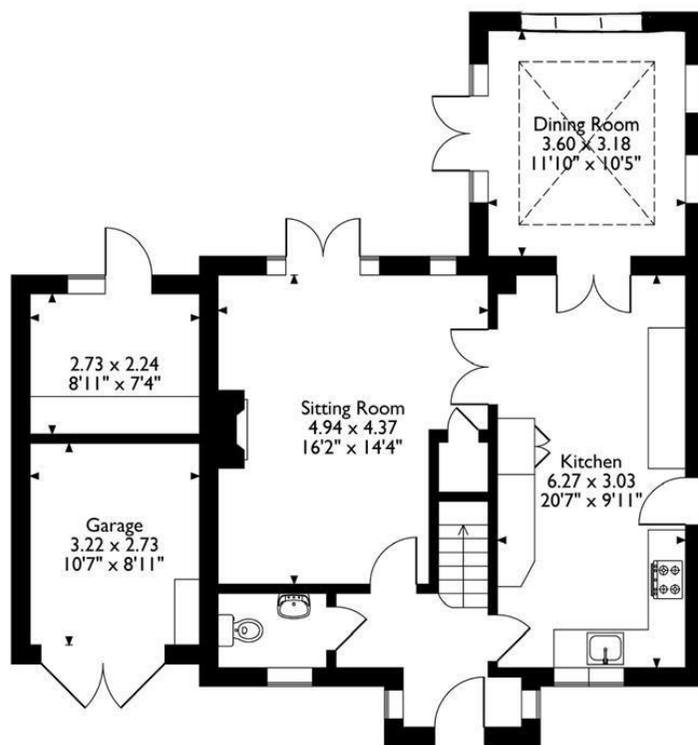
27, May Tree Close, Coates, Cirencester, Gloucestershire

Approximate Gross Internal Area

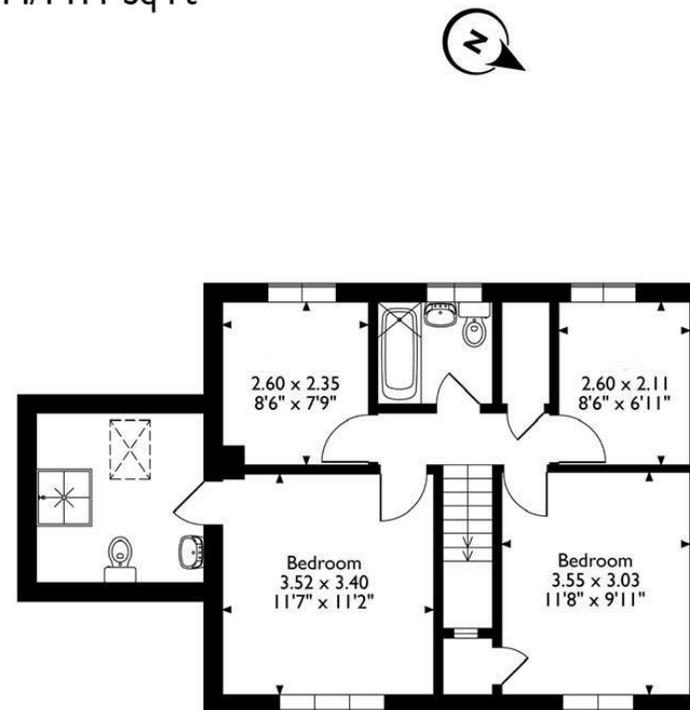
Main House = 116 Sq M/1249 Sq Ft

Garage/Outbuilding = 15 Sq M/161 Sq Ft

Total = 131 Sq M/1411 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.