

# SWIFTS HOUSE

1 Hambledon Close, Cirencester Road, South Cerney, Gloucestershire GL7 6JA



MOORE ALLEN  
& INNOCENT



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An impressive and substantial detached house set on this exclusive development of only four similar houses. Enjoying a surrounding rural outlook, located on the outskirts of Cirencester and also close to the facilities of South Cerney.

Not only are the sought-after setting and lovely private gardens incredibly desirable attributes, but the impressive flexibility of the accommodation and potential to extend, further enhance this wonderful home.

GUIDE PRICE  
£875,000



To the front a sweeping driveway adds to the handsome façade flanked by well-tended lawns and established planting. The proportions of the entrance hallway indicate the overall spacious feel the house enjoys, also echoed by the galleried landing.

A wonderfully spacious open plan kitchen/breakfast room has been extended to include a sun/family room, creating a sociable living environment and the heart of this great family home. The kitchen is comprehensively fitted with a wide range of units and includes a NEFF induction hob and eye-level double oven, an integrated dishwasher and extractor. The sunroom has two sets of patio doors opening out to the garden that also floods the room with light. A wood burning stove adds a cosy feel for the winter months.

A generous L-shaped living room creates two zones: a dual aspect sitting room is centred around the fireplace with an adjoining well-proportioned drawing room, French doors open out to the rear garden.

A further reception provides a formal dining room with a feature box window overlooking the rear garden.

Completing the ground floor a study, cloakroom and useful utility room housing the gas fired boiler with sink and plumbing for washing machine.

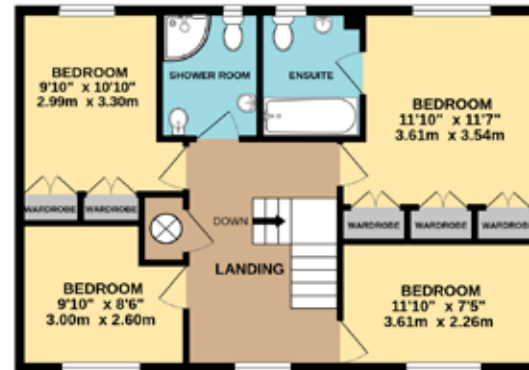
To the first floor, a generous principal bedroom with a bank of fitted wardrobes and full en-suite bathroom, three further bedrooms and a shower room.

The mature rear garden is mainly laid to lawn bound by mature planting with an impressive domed summerhouse. A sheltered paved patio to the side has a backdrop of deep planted raised borders and hedging creating the perfect space for outside dining. There is also a shed and screened area for storage.





Ground Floor Area  
87.8 SQ.M (945 SQ.FT.)



First Floor Area  
60.2 SQ.M (648 SQ.FT.)

Total Approx Floor Area  
148.0 SQ.M (1,593 SQ.FT.)

#### PROPERTY INFORMATION

**Services:** All mains services are connected to the property with gas fired central heating feeding radiators. EPC D (55)

**Outgoings:** Council Tax Band 'F'. Charges for 2021/22 £2834.18

**Local Authority:** Cotswold District Council, 01285 623000.

**Tenure:** The property is offered freehold with vacant possession.



33 Castle Street, Cirencester, Gloucestershire GL7 1QD  
01285 648100 cirencester@mooreallen.co.uk

[mooreallen.co.uk](http://mooreallen.co.uk)



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