

Stratton Heights,
Cirencester, GL7 2RW



Detached family house | Four good-size bedrooms
Garage and driveway parking | Conservatory
Home office in the garden | EPC D

£375,000

Stratton Heights, Cirencester, GL7 2RW



4 Bedrooms



1 Bathroom



3 Receptions

Occupying a pleasant position at the end of a quiet cul-de-sac in this popular residential area, on the outskirts of Cirencester. An attractive four bedroom detached family home, offers well-proportioned accommodation over two floors.

Approached into an entrance porch which leads into the entrance hall where there are stairs to the first floor. The sitting room has an attractive stone fireplace with TV plinths to side and a slab hearth; there are patio doors leading to the conservatory and double doors leading into the dining room. The dining room also leads back into the kitchen where there are a range of base and wall units and space for appliances. The conservatory enjoys views over the garden and has doors leading to the rear. There is a utility room which has a door leading into the cloakroom.

At first floor level the landing leads to four well-proportioned bedrooms, two having fitted wardrobes and there is a family bathroom.

Outside, to the front of the property there is driveway parking and a single garage with an office/workshop behind. The front garden is laid to lawn and the rear garden is well-enclosed, enjoys a good degree of privacy, again is laid to lawn with flower and shrub borders and a paved patio.





Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left, onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road passing Roberts Close and take the next left into Park View. Follow round to the right and up the hill, past the turning for Park View. Follow the road to the left and take the second turning into Stratton Heights, follow the road round and take the first turning left. The house can be found at the end of the cul-de-sac on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

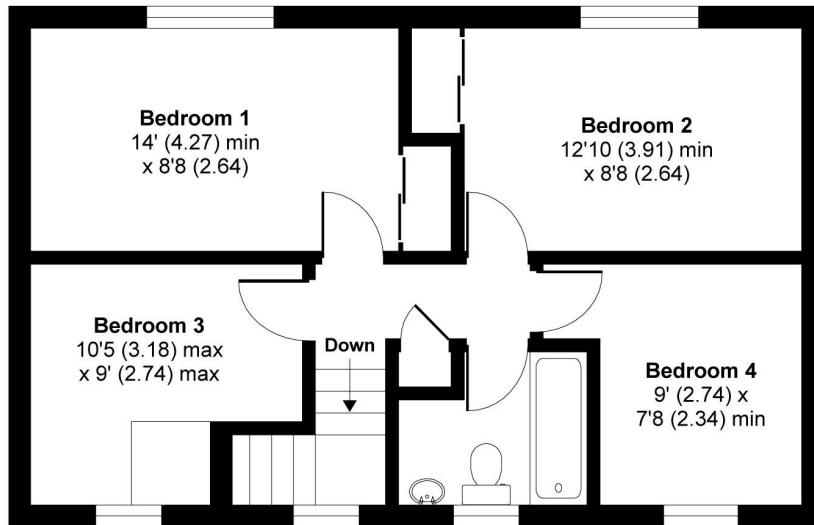
Cotswold District Council

Ref: CIR3976/MM/71021102

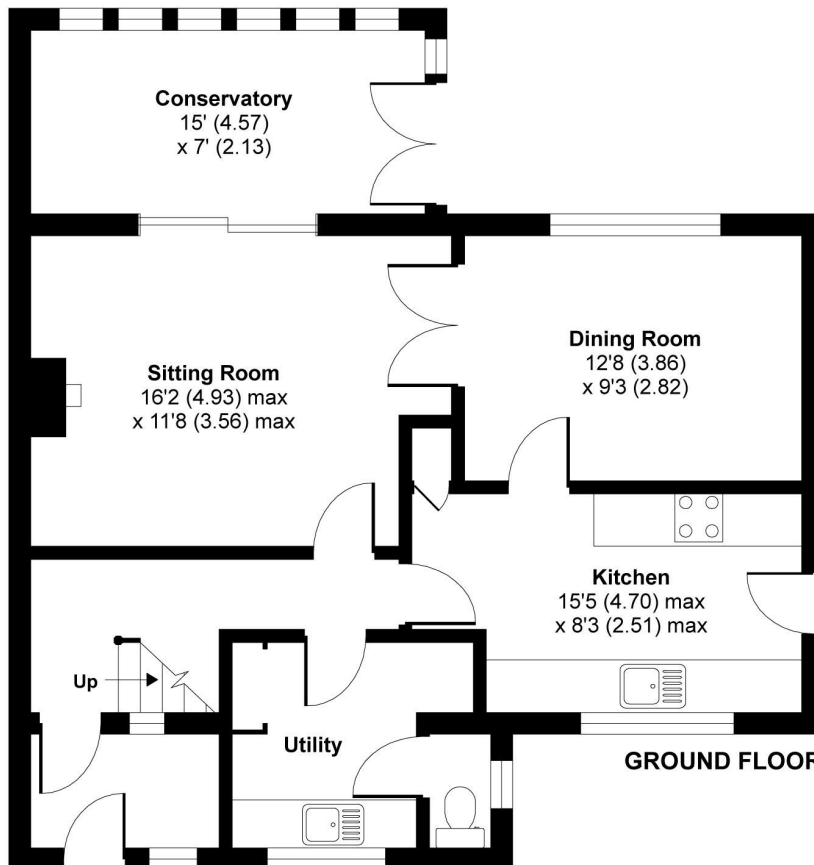


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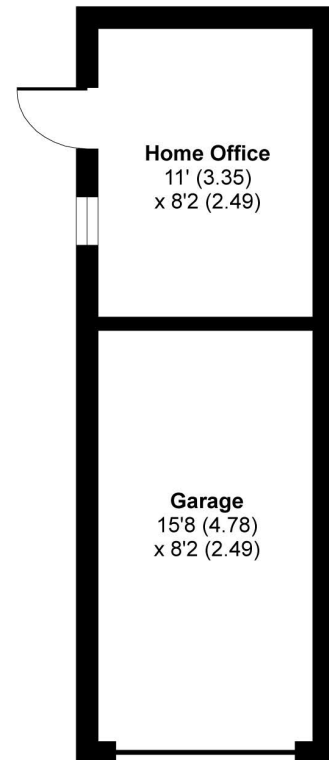
APPROX. GROSS INTERNAL FLOOR AREA 1493 SQ FT 138.6 SQ METRES (INCLUDES GARAGE / HOME OFFICE)



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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