

**Gloucester Road,**  
Cirencester, Gloucestershire, GL7 2LF



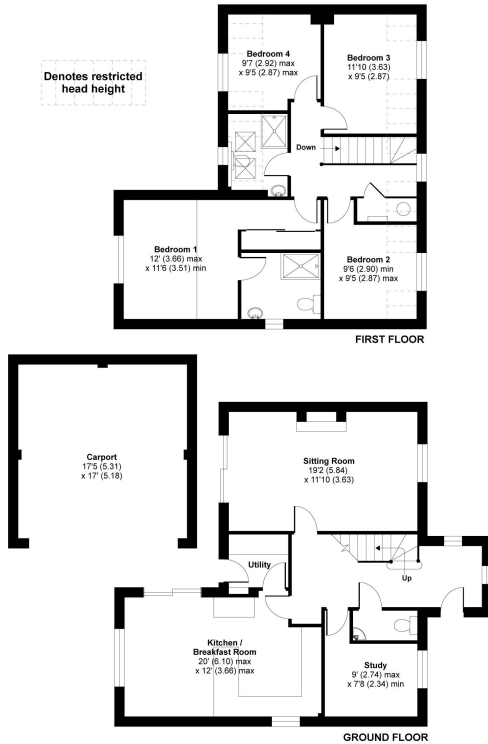
Two brand new reconstructed stone detached houses | Four generous bedrooms, master with en-suite  
Due to complete February 2018 | Beautiful large kitchen/diner  
Edge of Cirencester location | EPC Predicted B

**£535,000**



## Gloucester Road, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1445 SQ FT 134.2 SQ METRES  
(INCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES CARPORT)



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. This floor plan was constructed using measurements provided by Niche Communications by a third party.

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4 Bedrooms 2 Bathrooms 2 Receptions

A prestigious brand new development of only two four bedroom family homes, built with stone elevations, by the renowned local developer Partridge Homes Cotswold Ltd.

The accommodation briefly comprises a stone porch leading into the entrance hall, a cloakroom, a sitting room with dual aspect and patio doors into the garden, a contemporary fitted kitchen/dining room with granite worktops and integrated appliances, utility room and study.

At first floor level there are four bedrooms with the master bedrooms having an en-suite shower room and a main family bathroom with bath and overhead shower.

The generous size plot will be landscaped and have the added benefit of parking and a double carport. In addition, the property will have an Air Source heat pump central heating/hot water, with under-floor heating to the ground floor and radiators to the second. Further details are available upon request.

### House External

Traditional construction using Forticrete Reconstructed Stone Walling. The windows will be UPVC cottage style windows in an ivory shade. Chrome ironmongery will be used on all the doors and with 5 lever security locks - one key will open all the doors.

Main driveway will be tarmacked with concrete edgings and driveways to each house will be laid with Cotswold stone chippings, with the lawns landscaped, gates leading to the sides.

### Security

Outside the property there will be passive infrared motion sensor to external lighting and a full NACOSS Standard alarm system to the house.

### House Internal

All the walls and ceilings will be dry lined and ready for decoration, each room will have Mendes Oak 4 panel doors with chrome ironmongery and chrome hinges.

### Lighting

To include spotlights with chrome surrounds to the kitchen/family room, hall, utility, landing, all bathrooms and cloakroom. There will be dimmer switch controls to sitting room and the kitchen/family room.

### Hall

Front door will be an IG (composite door) or similar Oak, half glazed with Cotswold obscure glass, chrome letterbox and doorbell. The floor will be Harlech rustic oak brushed matt lacquered finish 15mm thick and 148mm wide.

### Sitting Room

Dual aspect sitting room with a Natural Cotswold stone fireplace and a Stovax Riva Studio Profil Wood Burner or similar to be installed.

### Kitchen and Utility

The kitchen will feature a Bella Kitchen Range with Neff series 2 stainless steel appliances to include 2No single ovens with slide away doors, fully integrated dishwasher, 90cm 5 burner ceramic hob, glass/chrome extractor, full sized FF and fridge.

The worktops will be granite, kitchen sink and taps to be chrome bowl and a half with Franke Tap. All sockets and switches will be chrome throughout. All appliances will be A or B rated.

The flooring will be Regent Limestone, laid at random lengths and a 500m width; there will be underfloor heating throughout the ground floor, which will be zoned. This flooring will be in the kitchen, dining area and the utility.

### Stairs to the first floor

### Master Bedroom

Wardrobe with Oak doors and an en-suite shower room, Porcelanosa or similar white sanitary ware, WC and hand wash basin and pedestal, heated towel warmer. Porcelanosa floor tiles, half tiled walls.

### Main Bathroom

Bath with an overhead shower, white suite throughout and Porcelanosa tiles.

### Directions

From Cirencester Market Place take the turning at the traffic lights into Gosditch Street, going behind the parish church into Dollar Street. After approximately ¼ of a mile follow this road around to the right into Spitalgate Lane as far as the traffic lights on the A435, turn left towards Gloucester and Cheltenham and continue along this road for approximately ½ a mile and the property will be found on the left-hand side before School Hill.

### Services & Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Freehold.

### Local Authority

Cotswold District Council

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