

26 Foss Field

Winstone, Gloucestershire GL7 7JY

Perry Bishop
and Chambers

the agent who keeps you informed



Beautifully presented extended semi-detached house | Fine countryside views |
23ft fitted kitchen with an AGA | Sitting room with wood burning stove | EPC E

£395,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

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3 Bedrooms



2 Bathrooms



2 Receptions

An attractive three bedroom family home situated in a lovely Cotswold village enjoying a very pleasant aspect and delightful open countryside views. The property has been extended and renovated in the past few years and is superbly placed for easy access to Cheltenham, Cirencester and Swindon.

There is well balanced and well proportioned accommodation offering the feeling of space and light, which is approached into an entrance hall leading into a spacious dual aspect sitting room with a recently added wood burner. The 23' kitchen/dining room has a wide range of units and built in appliances including an AGA as well as space for a large dining table. The 21' conservatory was added in recent years and makes a lovely additional dining or family area. Additionally there is also a utility room and cloakroom to the ground floor. At first floor level there are three good sized double bedrooms all with built in wardrobes. The master

bedroom has an en-suite shower room and there is also a modern family bathroom.

The rear garden is mainly laid to lawn with a large patio area and side access. The garden backs on to open farmland and has far reaching views. There is also a most useful log cabin which could also be used for a home office/teenagers retreat. To the front there is off road parking for two vehicles.

Amenities

Winstone is a small village located in the Cotswold Hills about five miles north of Cirencester, which dates back to Roman times when it was known as Corinium. Today, it is often referred to as the "Capital of the Cotswolds". Cirencester benefits from the convenience of the mainstream high street stores combined with numerous independent specialist retailers. There are also a number of delightful bistros, cafes, wine bars and pubs to suit all tastes.





Directions

From Cheltenham town centre, pass our offices on Bath Road, continue along Ickhampton Road, as far as the right turn for A417, passing the Air Balloon pub. Continue for some distance and turn left signposted towards Elkstone/Winstone continue along the country lane into Winstone and the property will be found on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, water and drainage, and oil central heating. The vendor informs us that the Tenure is Freehold. The above should be verified by your Solicitor or Surveyor.

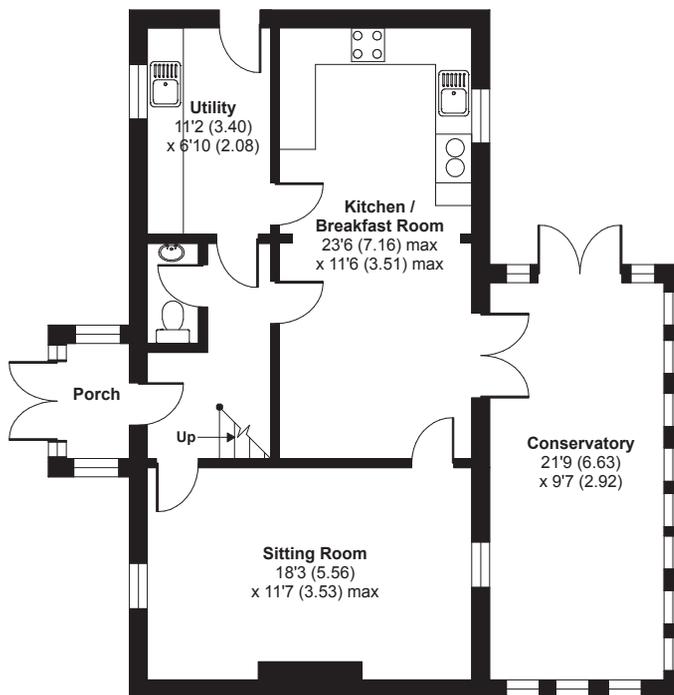
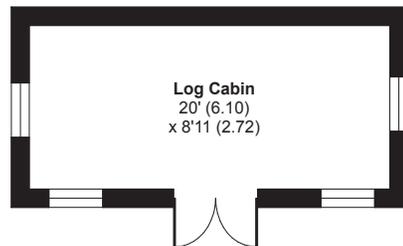
The property is within an area of outstanding natural beauty. As such, there is a restriction on resale, subject to Section 157 of the Housing Act 1985. That consent can only be issued if the proposed purchaser (or at least one of them in the case of a joint purchase) has either lived or worked in the Cotswold Area of Outstanding Natural Beauty or Gloucestershire for the last three years. Please note that there is an administration fee payable for issuing consent. The fee is currently £80.

If the buyer cannot provide evidence that they have lived or worked in the area for the last 3 years, then they will require evidence that the property has been marketed for at least 4 weeks without an offer of purchase from a purchaser meeting the residency criteria etc. Therefore the seller can sell to someone outside of the area provided the property has been marketed for at least 4 weeks without an offer.

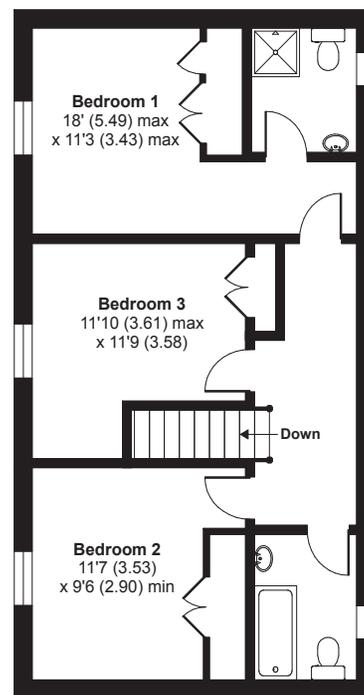


Foss Field, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1551 SQ FT 144 SQ METRES (EXCLUDES LOG CABIN)



GROUND FLOOR



FIRST 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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