



WINSTONE  
£265,000

MOORE ALLEN  
& INNOCENT

## 2 FOSS FIELD, WINSTONE, GLOUCESTERSHIRE GL7 7JY

A character built mid-terrace cottage-style home enjoying this wonderful rural setting, a light spacious interior a pretty rear garden and benefitting from parking for two cars.

This beautifully presented house enjoys a light feel throughout.

The comprehensively fitted kitchen has a wide range of soft cream shaker style wall and base units providing ample storage and are complemented by dark brown granite effect worktops. To the far end a breakfast bar offers a casual dining space. The integrated appliance package includes a fridge, freezer, NEFF oven, ceramic hob, extractor, slimline dishwasher and a freestanding washing machine.

A rear door opens out to an attractive sheltered garden. An idyllic space with paved patio, deep planted borders and a useful timber storage shed and rear access.

The well-proportioned sitting room is fitted with wood effect laminate flooring and enjoys the character feature of a wood burning stove that also provides additional warmth during those winter months.

There is a useful large storage cupboard to the entrance hallway.

On the staircase a window to the front elevation throws light into both the sitting room and landing. There are two generous double bedrooms and a fully tiled, modern designed family bathroom with a 'P' shaped bath with shower over. To the landing; loft access and an airing cupboard.

To the front of the house a planted garden and parking for two cars.

**SERVICES:** We understand that mains water and electricity are connected to the property. Shared septic tank drainage and electric storage heating.

**OUTGOINGS:** The property has been placed in Band 'C' for Council Tax purposes; charges 2020/21 £1,619.98. EPC C (73)

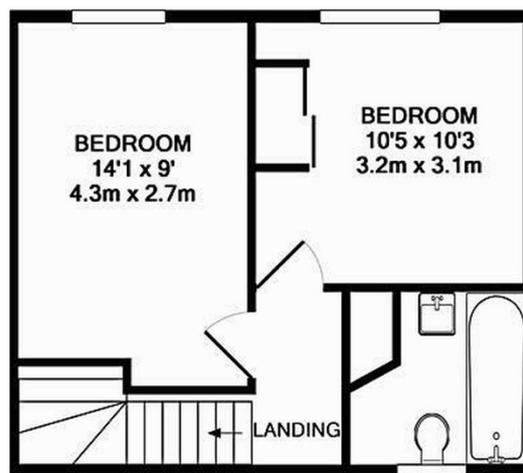
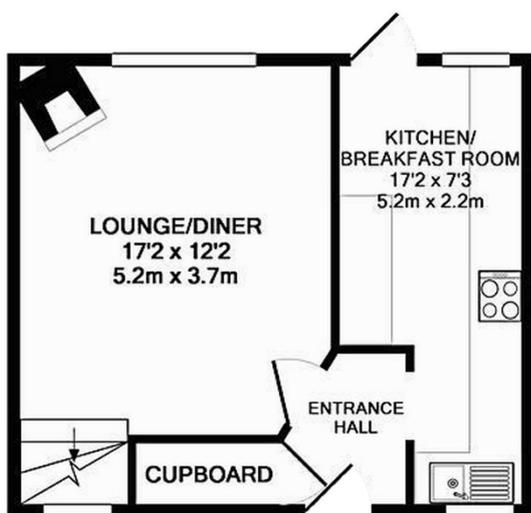
**LOCAL AUTHORITY:** Cotswold District Council, 01285 623000

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

### LOCATION

Cirencester 7 miles • Cheltenham 8 miles • Kemble Station (Paddington 80 minutes) 10 miles • M5 (J11A) 8 miles • M4 (J15) 22 miles

Winstone is a very conveniently situated Cotswold village, lying almost equidistant between Cheltenham and Cirencester, in the Cotswold Area of Outstanding Natural Beauty. It has an active village hall and church and the nearby pretty villages of Miserden, the Duntisbournes and Sapperton, have between them a village shop, primary schools and award-winning pubs.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative

purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016



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