

25 CHESTERTON PARK

Cirencester, Gloucestershire GL7 1XU



MOORE ALLEN
& INNOCENT



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An exceptional home located in this sought-after established residential area. Benefiting from extended accommodation, a beautiful landscaped rear garden, a spacious timber Summer House and further potential to convert the loft space (subject to planning).

Set in a private corner plot behind character railings, a formal designed garden and a generous gravel driveway offers ample parking.

GUIDE PRICE
£645,000



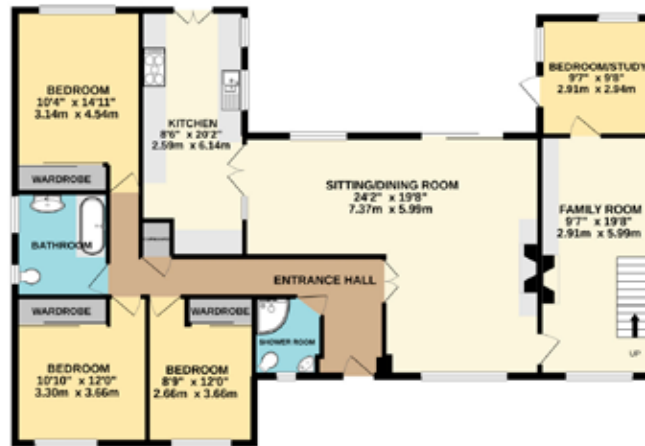
The immaculately presented accommodation is both spacious and light throughout. From the entrance hallway double glazed doors open into a large L-shaped living room that is easily zoned to create a dining area and generous sitting room. The dual aspect floods this room with light and patio doors open out to the paved terrace overlooking this attractive rear garden. A fireplace houses a gas fired log effect fire. A further set of French doors lead from the dining area into the comprehensively fitted kitchen, providing a wide range of wall and base units with plumbing for both washing machine and dishwasher and space to accommodate a range cooker. Views of the garden can be enjoyed from the French doors and a window to the side.

There is great flexibility to this wonderful home, a further reception room with a range of built in bookshelves that leads to a 4th bedroom, currently used as a music room. A mezzanine floor provides not only character but a useful home office space with eaves storage and a door leading through into the extensive part-boarded loft space with Velux window.

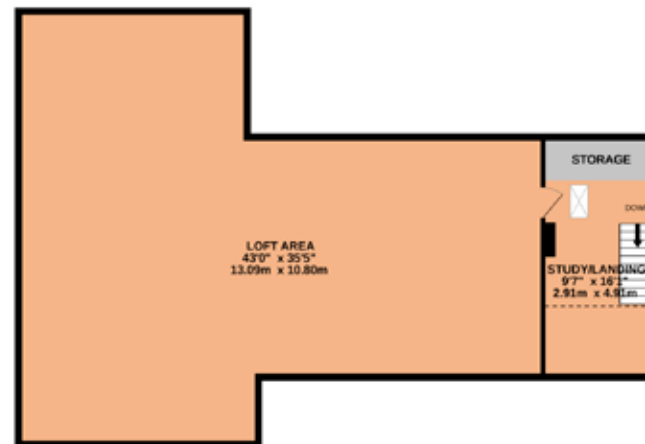
There are three double bedrooms each benefiting from built-in wardrobes and a well-appointed family bathroom, in addition to a shower room with WC and basin.

The rear garden is a credit to the current owners, beautifully tended with two large lawns divided by a central path leading to the timber Summer House (with power). There are deep planted borders containing a wide variety of plants, trees and shrubs and to the far end a woodland garden, all attracting an abundance of wildlife. The wooded backdrop provides a further degree of privacy to this established garden. The paved terrace is ideal for outside entertaining linking the living room, kitchen and music room, creating a very sociable environment. Additionally, there is access to both sides of the house, a timber shed, greenhouse and raised vegetable garden.





Ground Floor
131.2 SQ.M (1,412 SQ.FT.)



First Floor
27.8 SQ.M (299 SQ.FT.)

Total Approx Floor Area
159.0 SQ.M (1,711 SQ.FT.)



PROPERTY INFORMATION

Services: Mains electricity, water, drainage and gas. Gas central heating feeding radiators. EPC D (65).

Outgoings: Council Tax Band 'E' 2020/21 charges £2,287.12.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession.



Sun House
10.2 SQ.M (110 SQ.FT.)

DISCLAIMER

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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