

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

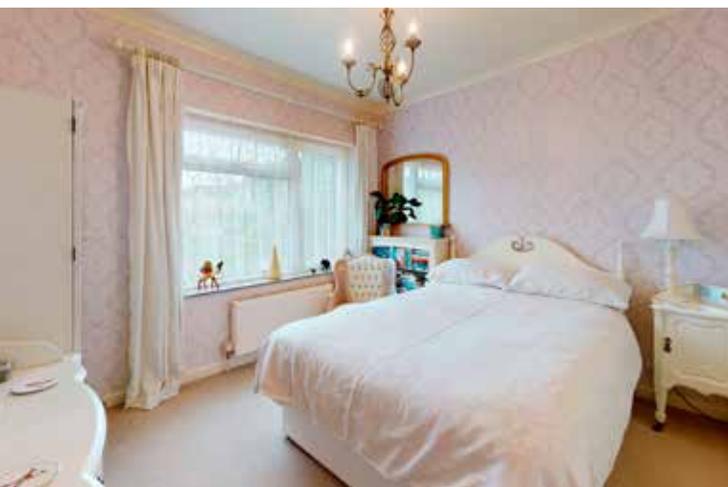


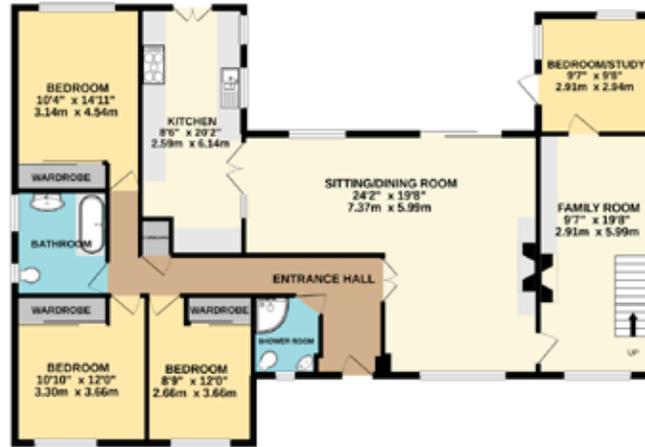
The immaculately presented accommodation is both spacious and light throughout. From the entrance hallway double glazed doors open into a large L-shaped living room that is easily zoned to create a dining area and generous sitting room. The dual aspect floods this room with light and patio doors open 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.

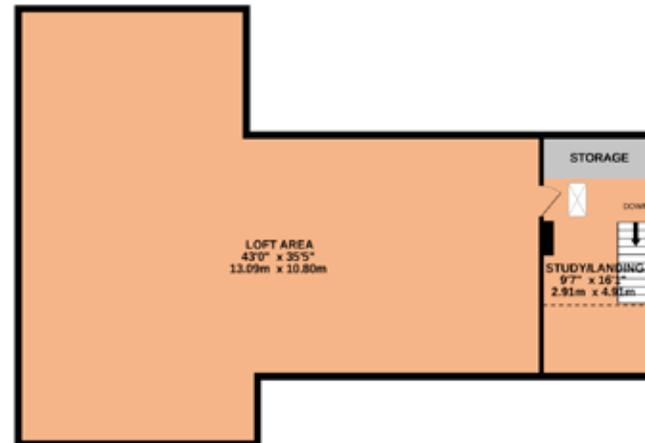
There are three double bedrooms each benefiting from built-in wardrobes and a well-appointed family bathroom, in addition to a shower room with WC and basin.

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.)



33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk



DISCLAIMER

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