

Sapperton, GL7 6LQ



Three bedrooms | Lovely Cotswold village
Large sitting room | Shaker kitchen with granite worktops
Conservatory/Dining room | EPC F

£360,000

Sapperton, GL7 6LQ



3 Bedrooms



1 Bathroom



2 Receptions

A lovely semi-detached Cotswold Stone cottage, very nicely situated in a tucked away and private location within the popular village of Sapperton.

Sapperton is well placed for good access to either Cirencester or Stroud and has an excellent village school.

The property has many character features and is well presented with accommodation arranged over two floors. This is approached into an entrance porch with tiled floor; which leads to a spacious sitting room with window seats, stone inglenook fireplace and wood burner.

The kitchen has been very nicely re-fitted with an extensive range of shaker style wall and base units, granite work surfaces and a built in double oven, gas hob and extractor fan. Other features include tiled flooring, a tall chrome heated towel rail and plumbing and space for dishwasher. The kitchen leads through to a conservatory/dining room that is private and enjoys low maintenance UPVC double glazed construction and the added attraction of a glass roof.

At first floor level there is a galleried landing providing access to three bedrooms, two of which benefit from Hammonds fully built in wardrobes, extra storage and bedside cabinets plus ceiling beams. The third bedroom has fitted desk furniture and shelving. The bathroom has a Heritage suite with WC, wash hand basin, bath with shower over and a heated towel rail.

Outside, a gated entrance with steps leads to a gravelled pathway and a private front garden, which enjoys an elevated aspect and is well screened. There are mature flower and shrub borders, a shed and an outside water tap plus side access to the main garden, which extends to approximately 80ft in depth and is very secluded, predominantly enclosed by Beech hedging and trees. There is also a well tended lawn area and a garden shed.

An additional side courtyard area has a log shed and path leading to a rear gate with pedestrian access to the village green. There is also a separate office, which has mains electricity, wall sockets, fully insulated walls and double glazed





windows.

On road parking is available and the property benefits from low maintenance UPVC leaded light style windows and LPG central heating supplies radiators.

Amenities

Sapperton is a delightful Cotswold village, about 4.5 miles (7.2 km) west of Cirencester. It is most famous for Sapperton Canal and its connection with the Cotswolds Arts and Crafts movement in the early 20th century. It has a village school and the Bell public house is very popular.

Directions

From our office in Cirencester turn right out of the office into Castle Street, bear left at the end of the road into Sheep Street, turn right and across the mini-roundabout to the ring road, turn right at the first main roundabout and at the next roundabout turn right signposted Stroud, after a few miles turn right signposted Sapperton, take the next turning on the right hand side and then left, following the signs into the village, drop down the hill into the village, you will see the School on the right hand side with Steps Cottage being found on the left.

Services & Tenure

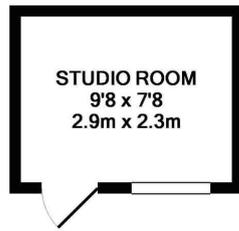
We believe the property is served by mains electricity, lpg, water and septic tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

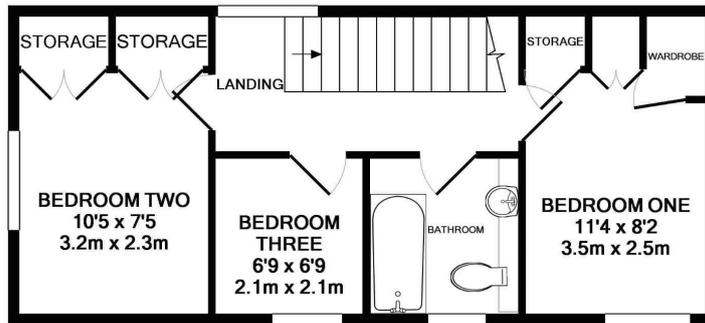
Cotswold District Council

Ref: CIR3866/MM/71024072

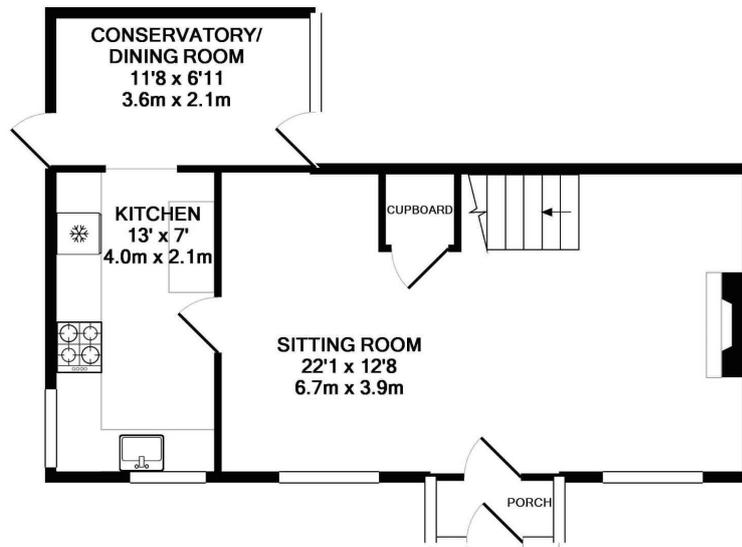




OFFICE
APPROX. FLOOR
AREA 75 SQ.FT.
(6.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.7 SQ.M.)

STEPS COTTAGE
TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)

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
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