

Perry Bishop
and Chambers

the agent who keeps you informed

Shilham Way,
Cirencester, GL7 1JS



Contemporary detached house | Four double bedrooms
Master bedroom with fitted wardrobes and ensuite shower room | Dual aspect sitting room
Fabulous kitchen/ dining room | EPC B

Offers In Region Of £520,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Shilham Way, Cirencester, GL7 1JS



4 Bedrooms



2 Bathrooms



1 Reception

Situated within this well-regarded contemporary development, strategically placed so as not to be overlooked, this attractive four bedroom house is beautifully presented ready to welcome its next owners.

Approached into the hallway with downstairs cloakroom off, your eye is drawn into the stunning open plan kitchen/diner with French windows leading into the garden. The kitchen is well equipped with integrated appliances including fridge freezer, dishwasher, double oven, microwave and wine fridge; the induction hob has an in built extraction fan which rises from the central unit. An adjacent utility room has a range of cabinets and space for appliances. The room has been furnished with high quality plantation wooden shutters, the underfloor heating adds to the feeling of quality which pervades the whole house. The sitting room is double aspect with French windows leading into the garden and Amtico flooring.

Upstairs there are four good-size bedrooms; the master bedroom has a high quality shower room with Amtico flooring and plenty of in-built storage. The family bathroom has both a full size bath and a separate shower cubicle.

Outside the garden has been landscaped to provide a stylish area in which to sit and relax, mainly laid to lawn with gravelled areas and south west facing. A personal gate leads to the side of the house and the single garage with parking in front. At the front of the house there are two allocated parking spaces.

Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.





Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

From our office in Silver Street, turn left into Castle Street, continuing into the Market Place and from here into Dyer Street. At the traffic lights go straight over and at the roundabout take the third exit headed towards Swindon. At the next roundabout take the first turning into Middle Mead. At the top of the road bear right into Shilham Way. The house can be found on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. 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

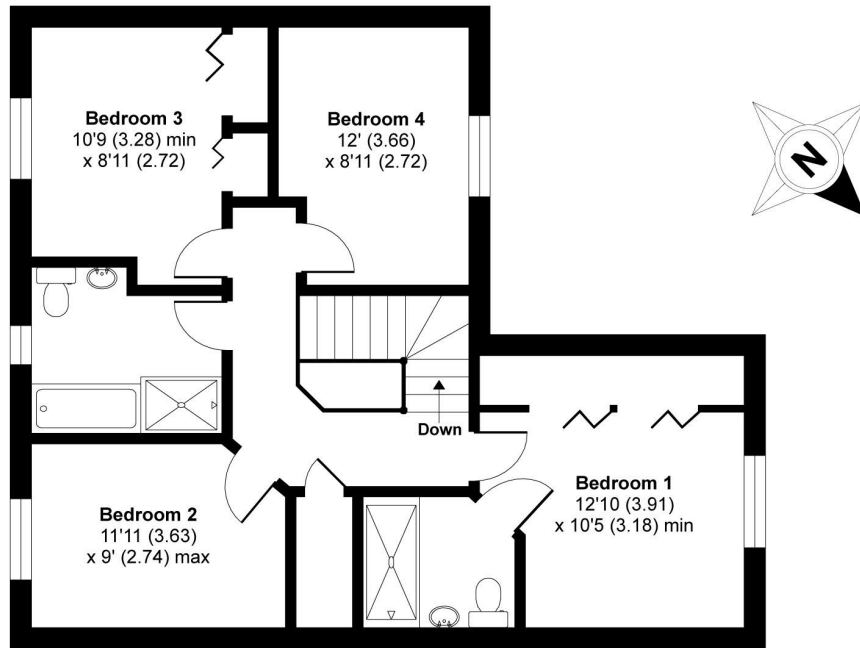
Cotswold District Council

Ref: CIR4022/MM/81021052

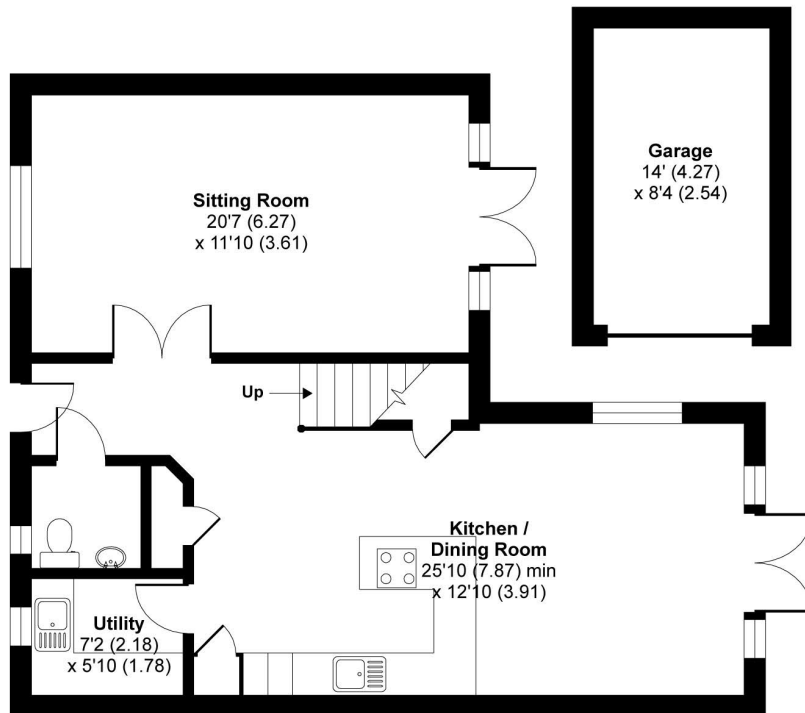


Shilham Way, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1620 SQ FT 150.5 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND 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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