

APRIL COTTAGE

Park View, Stratton, Cirencester, Gloucestershire GL7 2JG



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A fantastic opportunity to purchase an individual detached house with the benefit and flexibility of an attached annexe. Located in this popular area of Stratton and enjoying mature private gardens to the side and rear, a driveway with ample parking and garaging, all set back behind a Cotswold stone wall and gated entrance.

This character home has well-proportioned rooms with high ceilings and offers further potential.

GUIDE PRICE
£629,500



The main entrance opens into a very useful and spacious utility/boot room with a butler sink, plumbing for washing machine, a large cupboard and cloakroom. Ceramic tiled flooring flows through into the fitted kitchen/breakfast room with a free-standing electric cooker, plumbing for a dishwasher and a breakfast bar, ideal for casual dining. An archway to the rear leads into the dining room creating a generous open plan environment. Bespoke built-in shelving and storage sit either side of fireplace that houses a gas-fired stove. Patio doors to the rear open out onto a sheltered decked terrace where the current owners have a hot tub. There is a view across the tops of the wooded back drop thanks to its elevated position.

The rear hallway has lovely period tiling and a staircase to the first floor with storage cupboard beneath.

The main reception room is an impressive 24ft in length, easily creating two zones. This light, dual aspect room has a feature bay window, wood burning stove and patio doors opening to the garden.

The first floor landing has a window to the side, principal bedroom with en-suite shower room, two further double bedrooms and a large family bathroom with corner bath and shower over, WC, basin and storage unit.

The spacious one bedroom annexe provides a living room, fitted kitchen and large shower room. It has been a successful short term and holiday let.

PROPERTY INFORMATION

Services: electricity, water, drainage and gas. Gas central heating feeding radiators (separate boiler in annexe, other services shared). EPC House: D (58) Annexe: D (62)

Outgoings: Council Tax Band 'E' 2020/21 charges £2287.12.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession.

Location: Kemble mainline railway station c.7miles. Good road links to M4 & M5. Bus stop conveniently located to the front of the house.

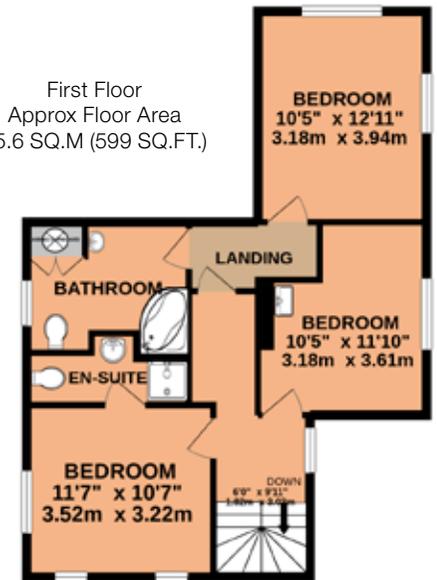




Ground Floor
Approx Floor Area
130.6 SQ.M (1406 SQ.FT.)



First Floor
Approx Floor Area
55.6 SQ.M (599 SQ.FT.)



Total Approx Floor Area
167.5 SQ.M (1803 SQ.FT.)



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DISCLAIMER

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