

Shorncote, GL7 6DE



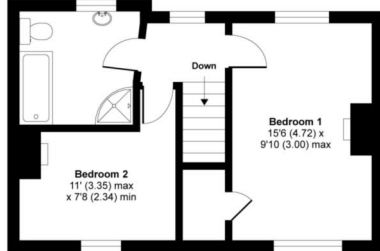
Two double bedrooms | Fabulous bathroom with roll top bath and large shower  
Lovely views across open countryside | Parking for two to three cars  
Utility room | EPC F

**£275,000**

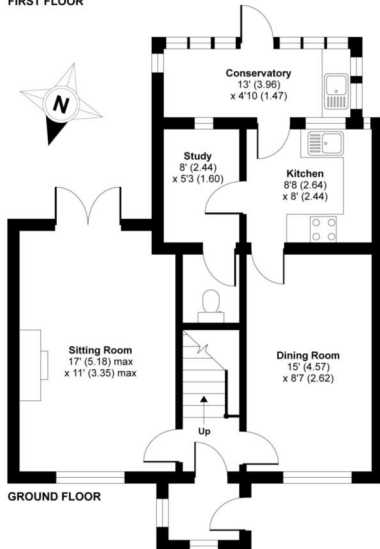


## Hayleaze, Shorncote, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1003 SQ FT 93.1 SQ METRES



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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A mature terraced home, being one of only three in a small terrace in this pretty hamlet of Shorncote, near Somerford Keynes, and within easy reach of Cirencester's town centre.

The property, which enjoys views over the surrounding countryside, is approached into an entrance porch, which leads into an entrance hallway, here there are stairs to the first floor and a door to the sitting room, where there is a most attractive stone fireplace with fitted wood burner, a window to the front and French doors to the rear garden. The dining room has a window to the front and under stairs storage cupboard, and leads through to the kitchen, where there are a range of units. A door from the kitchen leads into the study, which in turn leads into the cloakroom. The kitchen also leads into a lean-to utility room where doors lead to the rear garden.

At first floor, the landing leads to two well-proportioned bedrooms, both having fireplaces, with the master having a walk-in wardrobe. The family bathroom has recently been refitted with a free-standing bath and a separate walk-in shower cubicle and has wet piped under-floor heating.

Outside, there is a gravel driveway parking to the front. The rear garden is well-enclosed, offering a degree of privacy, is mainly laid to lawn with a paved patio and a pedestrian rear access.

### Directions

From our office in Silver Street, turn right into Castle Street. At the top bear left and keep in the left hand lane. Go straight across at the mini roundabout and follow the road into Somerford Road. At the T junction go straight over and continue along Somerford Road. At the T junction turn right into Spratsgate Lane, take the third turning on the left hand side and then the first turning on the right into Shorncote. The property is on the right hand side as you come into the village.

### Services & Tenure

We believe the property is served by mains electricity, oil, 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: CIR3887/MR/71026070

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

**perrybishop.co.uk**

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