



# MOORE ALLEN & INNOCENT

14 HARESFIELD  
Stratton, Cirencester GL7 2NE

Located in the heart of Stratton this desirable home benefits from extended accommodation, a good size private rear garden and a garage with parking. Enjoying an open outlook across the green to the front with further far-reaching views afforded from this elevated position. With the great benefit of no onward chain.

GUIDE PRICE  
£319,950



This great home provides a unique living environment, the extended and remodelled accommodation flows well and creates a sociable hub centred around the kitchen/diner; perfect for a family or to suit a variety of lifestyles given the potential for ground floor living.

The refitted kitchen has a light spacious feel providing a wide range of gloss white units with contrasting dark laminate work tops and integrated eye level double oven and ceramic hob, plumbing for a washing machine and dishwasher. This open-plan space incorporates a well-proportioned dining area that flows through into the sitting room and also opens into a large conservatory to the rear. The conservatory provides great flexibility to the living accommodation, currently enjoyed by the children as a playroom; French doors open in to the sheltered rear garden.

Completing the ground floor is a good size entrance hallway, a very functional space with ample storage and a cloakroom.

To the first floor; the principal bedroom has ample space to accommodate large wardrobes and enjoys far-reaching views from the dormer window to the front. There are two further bedrooms, one has the great benefit of a mezzanine, accessed via a wooden staircase creating a fun and functional space, currently utilised as a home office.

The extended family bathroom has both a bath and separate shower, w/c and basin.

The sheltered rear garden has a paved patio and is mostly laid to lawn with a central path to the rear and gated access to the garage and parking. A lovely garden in which to relax and for the kids to play.



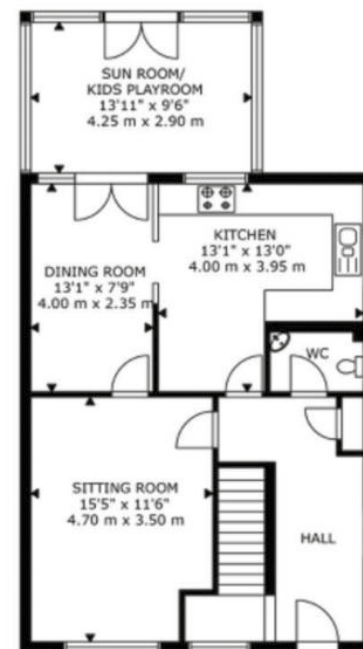
## PROPERTY INFORMATION

**Services:** Mains electricity, water, drainage and gas. Gas central heating feeding radiators. EPC C (70).

**Outgoings:** Council Tax Band 'D' 2020/21 charges £1871.28

**Local Authority:** Cotswold District Council, 01285 623000.

**Tenure:** The property is offered freehold with vacant possession.



Ground Floor



First Floor

Total Approx Floor Area  
114 SQ.M (1227 SQ.FT.)

## DISCLAIMER

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. Made with Metropix ©2016



33 Castle Street, Cirencester, Gloucestershire GL7 1QD  
01285 648100 [cirencester@mooreallen.co.uk](mailto:cirencester@mooreallen.co.uk)

[mooreallen.co.uk](http://mooreallen.co.uk)

