



40 Woodmancote, Cirencester, Gloucestershire, GL7 7EF
£288,500

Cain & Fuller

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40 Woodmancote offers prospective purchasers an excellent opportunity to acquire a charming Cotswold Stone Cottage located within the highly sought after and rural village of Woodmancote located to the North of Cirencester within glorious Gloucestershire countryside. The property is presented in good condition by the present vendors with a selection of period features combined with the modern convenience of Oil fired central heating. There is a useful Utility room to the rear elevation offering excellent storage with access to both highly secluded garden areas which are enclosed by attractive Cotswold Stone walling. Cottages within village settings such as this are so rarely available we urge early viewing.

£288,500



Woodmancote

Woodmancote is a Cotswolds village near Cirencester, Gloucestershire, England. The village lies just off the A435 (Cheltenham road) and near to the neighbouring village of North Cerney which benefits from a primary school and The Bathurst public house. The village is surrounded by amazing Gloucestershire countryside ideal for those who enjoy country pursuits. The village is located approx. 2.5 miles from the vibrant market town of Cirencester.

Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Description

The cottage benefits from light and open living space, to the ground floor the lounge boasts an open Cotswold stone fireplace, cottage window to front garden, feature stripped floor boards and selection of built in storage. The Kitchen/Diner is located to the rear elevation with windows and door opening onto the secluded rear garden. The Kitchen area has a good range of storage with built in oven, hob and extraction, space for principal white goods and solid attractive wood work surfaces. The room benefits from a original restored quarry tiled floor with a good sized Dining space with window to garden and access to a large cupboard space. To the first floor there are two double bedrooms both with stripped wood floors, period fireplaces and pleasant aspects over the village. The white family bathroom is spacious with classic cottage style suite, fitted shower above the panel bath, stripped floor boards, deep storage/airing cupboard and cottage window to the rear aspect.

The accommodation is warmed by an efficient Oil fired central heating system recently serviced by the vendors.

Outside

Front Garden - bounded by an attractive dry Cotswold stone wall with gated pedestrian access, pathway leading to large storm porch leading to cottage.

Rear Garden - The Cottage benefits from a secluded garden with extensive paved area ideal for outside dining to the rear there is a door leading to a useful and practical and Utility room with additional storage, plumbing for washing machine, rear door leading to an additional courtyard totally enclosed with oil storage tank to one corner.

Viewing

Through the vendors sole agent 7 days a week

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All

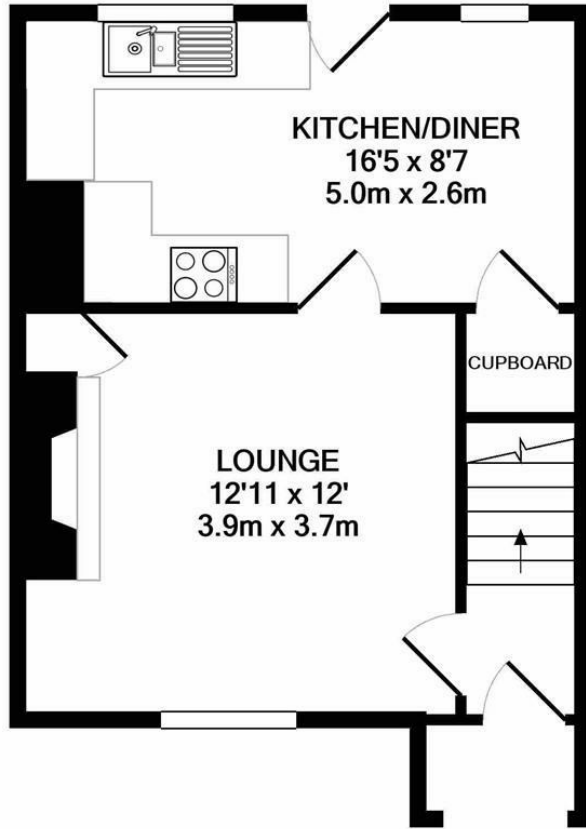
descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

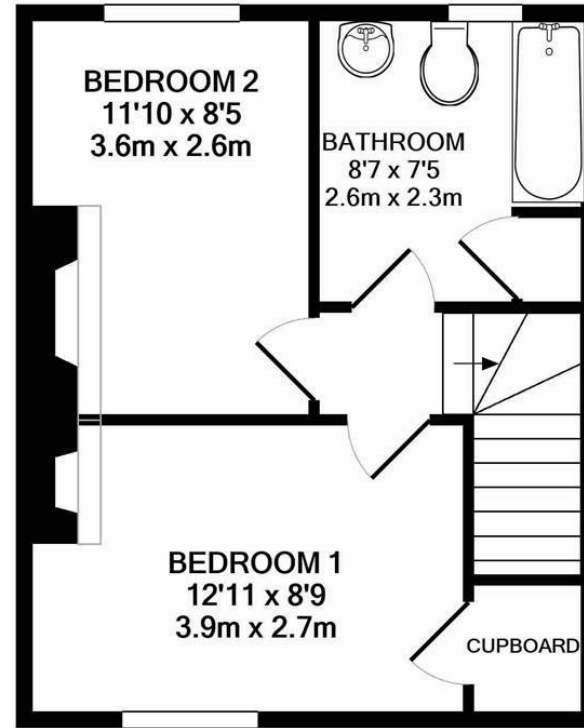
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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