

MATTHEWS WALK

Kingshill Meadow, Cirencester



MOORE ALLEN
& INNOCENT

MATTHEWS WALK £ 1,695 PCM

Kingshill Meadow, Cirencester

A spacious and very well-presented four-bedroom, three shower /bathroom semi-detached family home which is available shortly and for a long let if desired. Situated in an enviable location within an impressive modern development on the outskirts of town, this particularly well-appointed former show home is also within easy reach of local amenities as well as the Kingshill Meadow country park.

Ground Floor

Set over three floors, the modern town house is finished to an exceptionally high standard and features a beautifully appointed kitchen /breakfast room with plentiful fitted storage units, stylish under cabinet lighting and a comprehensive selection of integrated appliances including double electric ovens, microwave, dishwasher, fridge /freezer and washer /dryer.

To the rear of the property there is a sizeable, dual aspect lounge /diner enjoying a light and airy feel with ample space to accommodate both sitting room and dining area as well as French doors opening to the enclosed rear garden and patio.

Completing the ground floor are a welcoming entrance hallway with two good-sized storage cupboards and a practical cloakroom with basin and wc

Upper Floors

To the first floor there is a galleried landing, three bedrooms and two shower /bathrooms. two of the bedrooms on this floor are of generous double proportions with the largest also featuring built-in wardrobes and a well-fitted ensuite shower room.

Thoughtful design allows the second double bedroom to benefit from 'jack and jill' access to the contemporary styled family bathroom, whilst the smaller bedroom three would alternatively lend itself as a superb nursery, dressing room or study /home office.

Further stairs rise to the second floor and the particularly impressive master bedroom suite which features built-in wardrobes and a luxurious private en-suite with twin hand wash basins, wc and both bath and double walk in shower. Additionally on this floor there is a large walk-in storage /airing cupboard off the landing.



Garden & Parking

A further delightful feature of the property is the part walled rear garden which has been beautifully landscaped to provide a secluded and sheltered aspect combining a stylish design of angular paved patios with well-tended planted borders and a central area of lawn. There is also a gated pedestrian access to the rear and a useful wooden garden shed. Completing this superb offering are a covered car port and tandem parking space within a nearby dedicated courtyard area.

Close to Home

Completed in c. 2014, Matthews Walk is a quiet, car free pedestrianised street within the popular Kingshill Meadow development on the outskirts of the town yet close by to an

excellent range of amenities and facilities including supermarkets, primary and secondary schools.

Cirencester itself is a beautiful market town (often referred to as the Capital of the Cotswolds) with a deep rooted history dating all the way back to the Romans. With Cheltenham and Swindon both close at hand for commuting, Cirencester has remained a popular town with its excellent range of shops, galleries, bars and restaurants.

There are Waitrose, M&S Food, Tesco Extra, Aldi and Lidl supermarkets all close at hand along with a number of smaller convenience stores where you can pick up everything you need. For quick and easy handy bites there are also McDonalds and Beefeater restaurants at the edge of the development. A number of craft

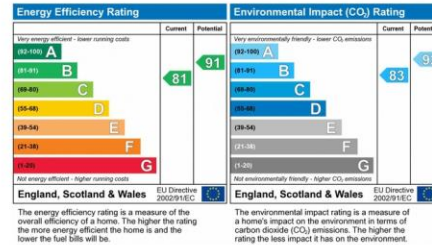
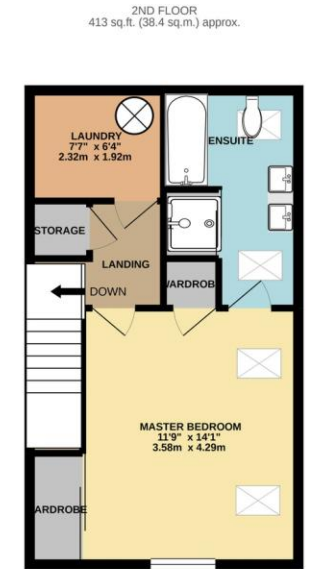
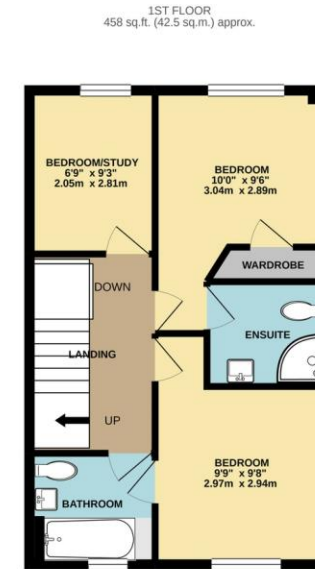
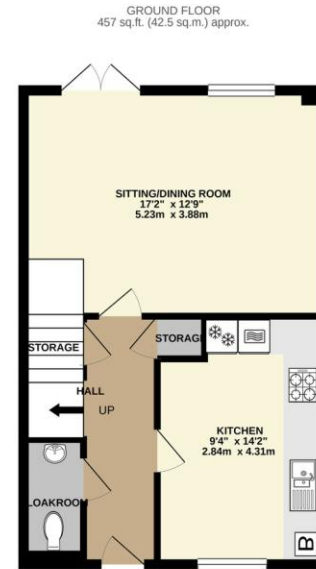
markets and antique fairs take place throughout the year as well as a weekly street market and regular farmers market.

There is a superb range of well-supported primary and secondary state schooling options within the town - as well as a popular sixth form college campus. Alternatively, there are many highly regarded independent schools to choose from within the surrounding area.

Cirencester's location is also well placed for the commuter, being convenient for Kemble Station (c. 5 miles) from where there is a fast and regular train service to London Paddington with a journey time of approximately 80 minutes. There is also easy access to the M4 & M5 via the A417 whilst the A429 Fosse Way provides an alternative direct link to The Midlands.

mooreallen.co.uk





TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Services

We understand that mains gas, water, sewerage, electricity and telephone are connected. There is a gas fired central heating and hot water system.

Council Tax - Band E

EPC – Band B - 81

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent



33 Castle Street, Cirencester
Gloucestershire, GL7 1QD
01285 648 118 lettings@mooreallen.co.uk

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