

THREE WAYS

Ewen, Cirencester, Gloucestershire GL7 6BU



MOORE ALLEN
& INNOCENT

THREE WAYS

£795,000

Ewen
Cirencester
Gloucestershire
GL7 6BU

A great family home with ample accommodation arranged over three floors offering much flexibility, ideally suited to modern lifestyles and with options for a home office space. Both the garden and generous driveway are bound by mature planting creating a good degree of privacy for this individually designed home. This presents a wonderful opportunity to enjoy the benefits of a desirable rural Cotswold village and the close proximity of Kemble and Cirencester.

Set on the fringes of this friendly village enjoying open views across the neighbouring countryside. The property is accessed through a set of timber electric gates, not only an attractive entrance but also adding security.

The spacious interior enjoys a light feel throughout enhanced by the neutral decoration. The adjoining reception rooms form a very comfortable living environment and also a great space for entertaining.

The sitting room situated to the rear, has a feature bay window overlooking the garden and a cut stone fireplace housing a woodburning stove. Double doors open through into the dining room with an extended area to the rear, perfect for chilling-out on the soft seating; glazed French doors open out on to the patio and garden beyond.

The quality fitted kitchen provides a wide range of shaker style wall and base units finished in sage green complemented by solid wooden worktops. The integrated appliance package includes a fridge/freezer, microwave, eye-level oven, induction hob and extractor. A useful utility/boot room has fitted storage, sink and plumbing for a washing machine, with a porch and door to the side.

The hallway has a staircase to the first floor, cloakroom and a built-in storage area opening directly into the generous garage that benefits from an electric door. An impressive feature of this fine



home is the spacious galleried landing with a window overlooking the front elevation, with double cupboard and access to the four well-proportioned double bedrooms. The principal bedroom has built-in wardrobes and an ensuite bathroom with separate shower. The modern designed family bathroom also provides a bath and separate shower. There is a formal staircase from the landing to the second floor, a flexible space that can be configured to provide bedrooms or home offices.

Enjoying this peaceful setting the sheltered lawned garden is ideal for entertaining, relaxing or to simply play. There is a paved patio with an electric canopy that can be extended over. To the side a timber store provides practical outside storage.

Property Information

SERVICES

We are advised that mains electricity, water and drainage are connected to the property. With an oil-fired heating system feeding radiators. Benefitting from Gigaclear superfast fibre optic internet. EPC Band D (61).

OUTGOINGS

Council tax band 'G' 2020/21 £2,974.97.

LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

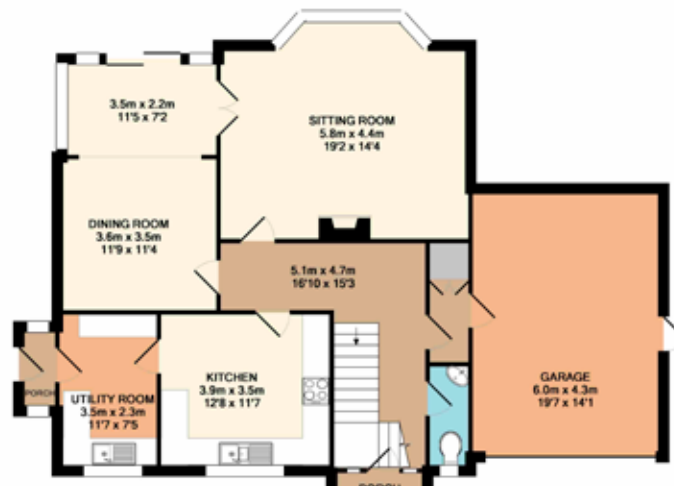
TENURE

Freehold offering vacant possession upon completion.

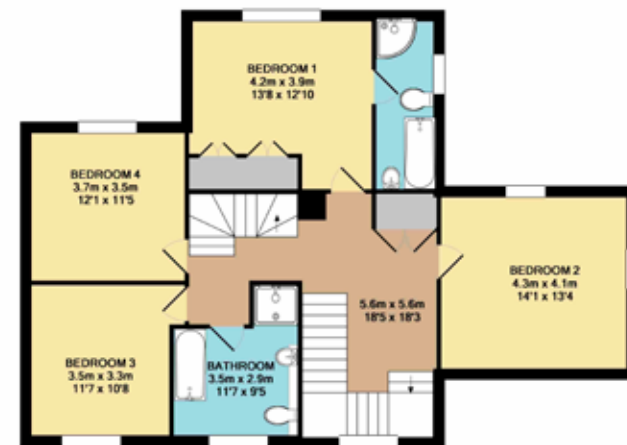
LOCATION

Located within this most popular Cotswold village, neighbouring open countryside. Ewen is located 3 miles south of Cirencester, a characterful village consisting of mainly period cottages surrounded by open countryside and home to the renowned gastro pub 'The Wild Duck'. With excellent communication links to the M4/M5 accessed at Swindon and Gloucester and the great benefit of the mainline railway at Kemble. Cirencester c.3 miles, Swindon c.16 miles, Cheltenham c.22 miles, Malmesbury c.8 miles. Convenient access to M4 and M5. Mainline railway station at Kemble c.1.5 miles.

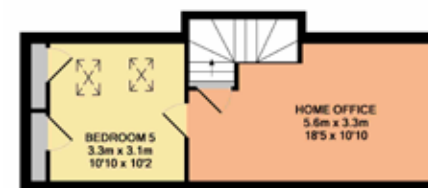




Ground Floor
Approx Floor Area
117.9 SQ.M (1269 SQ.FT.)



First Floor
Approx Floor Area
95.5 SQ.M (1028 SQ.FT.)



Second Floor
Approx Floor Area
31.7 SQ.M (341 SQ.FT.)

Total Approx Floor Area 245.1 SQ.M (2638 SQ.FT.)



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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

