



12 Blackberry Walk, Cirencester, GL7 1GH
£565,000

Cain & Fuller

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An opportunity to purchase a substantial detached five bedroom family home, located on the edge of Cirencester town, close to a full range of amenities and facilities including a selection of senior and primary schools. The accommodation is presented in excellent condition and has benefited from extension and improvement by the present vendor in the recent past, offering an additional garden/family room to the rear elevation with direct access onto the secluded walled garden. Externally there are surrounding low maintenance gardens benefiting from a good degree of seclusion, with a detached double garage and parking to the rear. We urge early viewing of this well laid out family living space to avoid disappointment.

£565,000



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.

Amenities

Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

Description

A superb opportunity to acquire this extended and flexible family home located on the edge of Cirencester town, formal entrance hall has stairs to first and second floor, downstairs cloak room and access to the main accommodation. The principal lounge is of an excellent proportion with large picture window to front aspect, it benefits from a large contemporary wood burner fitted by the present vendor and glazed doors with access to the light and attractive garden room with direct access to the rear secluded garden via bi folding double glazed doors. Further to the ground floor there is a well proportioned Kitchen/dining/family room with a fully equipped kitchen including a large selection of integral appliances and built in storage. This room has a feature bay window to side aspect and further window to front garden with ample space for large dining table and soft furnishings. To the first floor there is a large Master suite with selection of built in storage and en suite shower room. There are two further bedrooms, family bathroom on this floor with a range of built in storage. Large landing gives access to stairs to the second floor where there are two further bedrooms and a useful and practical family shower room, the windows at this level give far reaching views. The property benefits from the remainder of a 10 year national housebuilders guarantee it is warmed throughout by a gas fired central heating system complimented by double glazed windows and doors. The present Vendor has presented the accommodation in excellent condition and we would urge early viewing to not disappoint.

Outside

The front and side of the house is defined by an attractive dry Cotswold stone wall with pedestrian gated access to the front door.

The rear and side garden has been landscaped by the present vendor and offer a selection of secluded seating and playing areas fully enclosed by stonewalling with gated access. The main garden benefits from a sunny westerly facing orientation and provide a degree of seclusion. The outside of the house offers a safe and secure environment

for small animals or young children. Rear gated access leads to the parking area and detached double garage.

Double Garage

Detached double garage with eaves storage space, power and light, two doors giving access to parking bays in the garage. To the front of the garage there is secluded parking for two to three cars.

Viewings

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.

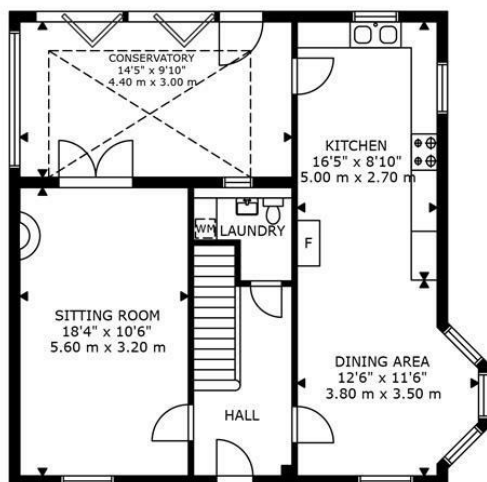
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

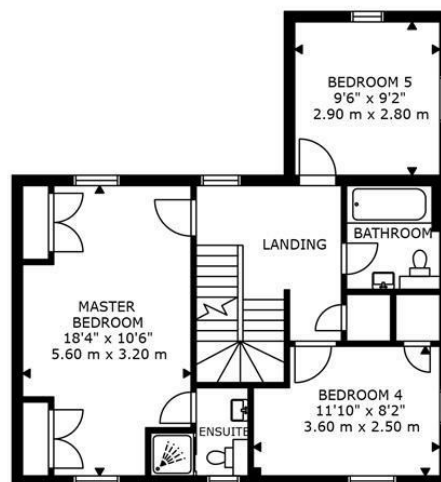
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



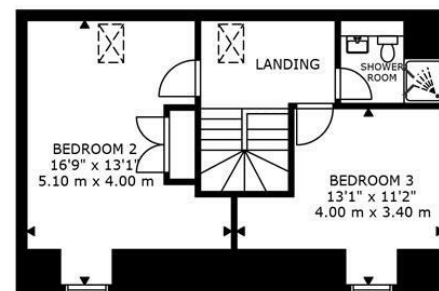




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 775 sq ft, 72 m²
 FIRST FLOOR: 581 sq ft, 54 m²
 SECOND FLOOR: 387 sq ft, 36 m²
 TOTAL: 1744 sq ft, 162 m²

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.