

PerryBishop

PROPERTY MADE PERSONAL

Burcombe,

Woodmancote, Cirencester, Gloucestershire, GL7 7EH



Mid terrace family home • Three bedrooms • Fitted kitchen/breakfast room • Studio/home office in the garden • Non-standard construction • EPC D



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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A fine example of a 1960s non-traditional Reema constructed family home with the added benefit of a studio in the garden. Positioned in the popular village of Woodmancote on the outskirts of Cirencester.

The property offers well-proportioned accommodation over two floors, approached into an entrance porch where there is a storage cupboard and a heated bench radiator. In the sitting room there is a solid fuel burner which also supplies the central heating. An archway leads into the kitchen/breakfast room, this has a range of units with working surfaces over, a breakfast bar and leads into the conservatory, where you can sit and overlook the garden with French doors leading out.

A door off the sitting room and stairs to the first floor, the landing gives access to three bedrooms, with the master having fitted wardrobes and a family shower room.

Outside, is mainly laid to gravel for ease of maintenance. A paved pathway leads to the front door. Shared access to the side leads to the rear and into your garden which is well-enclosed and offers a good degree of privacy, it is predominantly laid to paving for ease of maintenance. The garden has a wonderful studio, it has a fitted wood burner, kitchen area and a wet room.

Amenities

Woodmancote is a village accessed from the A435 and with M4/M5 links close by. Although rural, the village is ideally located between the major towns of Cirencester and Cheltenham where many amenities and facilities can be reached by car. There is a public house and primary school in the nearby village of North Cerney and an Independent School from Pre-prep to Sixth Form at Rendcomb College. There is a post office/shop in the neighbouring village of Rendcomb and a petrol station/shop in the nearby village of Colesbourne. The location offers several countryside walks/bike rides to enjoy close by.

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.





There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Directions

From our office leave Cirencester on the A435 heading towards Cheltenham. At Perrotts Brook turn left signed Woodmancote, follow the road into Woodmancote and at the top turn left into Burcombe. The house can be found near the end.

Services & Tenure

The Tenure is Freehold

Local Authority

Cotswold District Council

Council Tax Band ~ A

Our reference

CIR/JC/KW/13082021

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

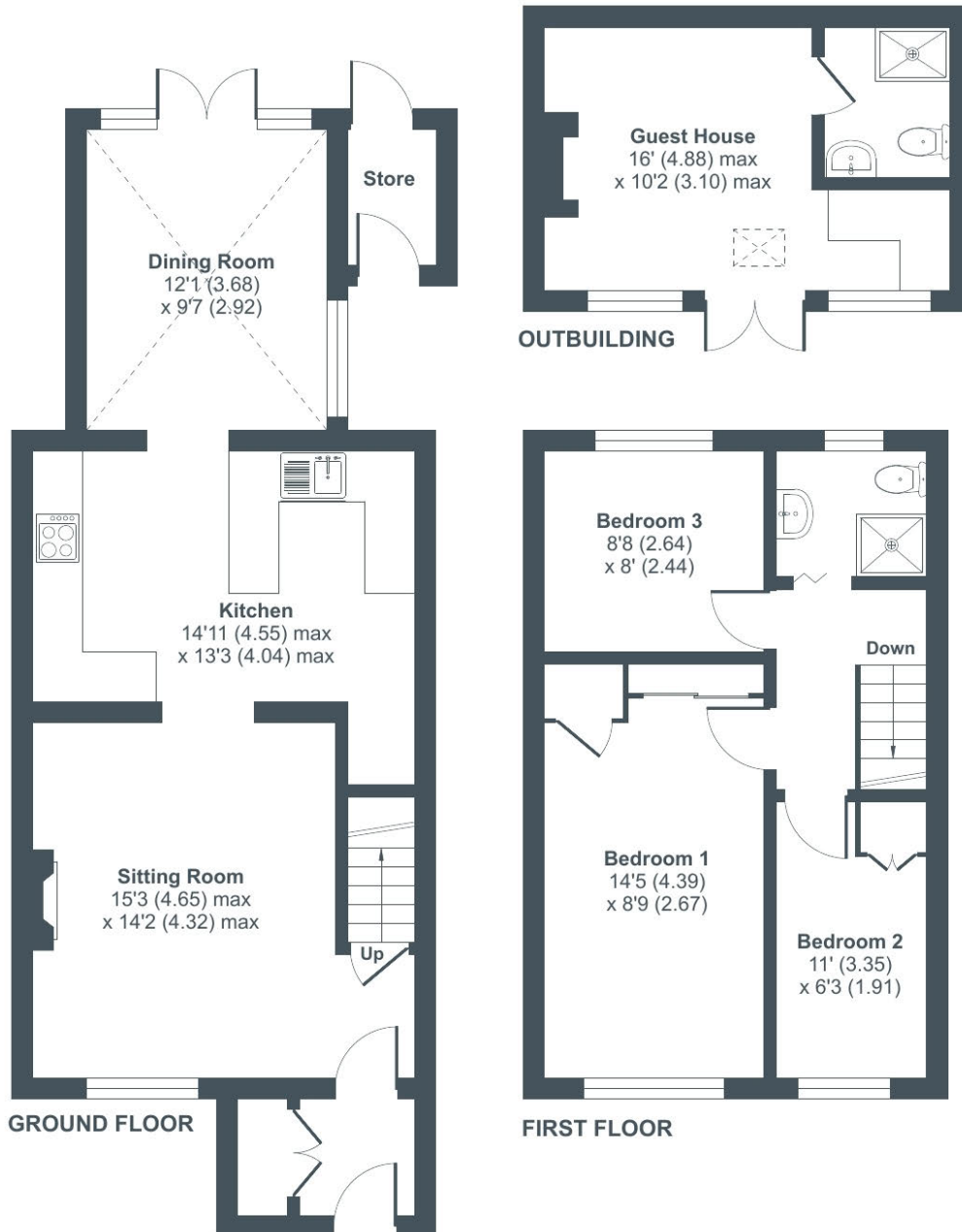


Burcombe, Woodmancote, Cirencester, GL7



Approximate Area = 924 sq ft / 86 sq m
Outbuilding & Store = 188 sq ft / 17 sq m
Total = 1112 sq ft / 103 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Perry Bishop & Chambers. REF: 757666



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