

Woodland View, Woodmancote, Cirencester, Gloucestershire, GL7 7DS



Semi-detached family home • Three bedrooms • Kitchen dining room • Family bathroom & downstairs shower room • Ample of street parking • Westerly rear garden with large summer house • Cul-de-sac within a popular village • EPC D

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Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

A three bedroom, semi-detached family home situated in a small cul-de-sac within the popular village of Woodmancote benefiting from ample off street parking and a westerly facing rear garden.

The accommodation is arranged over two floors with the extended ground floor comprising entrance hall, shower room, sitting room with fireplace, dual aspect kitchen dining room with French doors leading out to the garden. The first floor offers the three bedrooms and a family bathroom.

Outside the driveway provides ample parking. The rear garden is well enclosed and offers a good degree of privacy. There is a decked area, a summer house and an adjacent garden shed.

NB - The property is subject to the Local Connection under Housing Act 1985 - 7 Woodland View was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website."

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 North Cerney, just past the Bathurst Arms turn left, signed Woodmancote. Follow this road into Woodmancote, as the road forks, bear to the left. Woodlands View is the first turning on the right hand side.

What 3 Words: ///outfitter.shiny.brilliant

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/SW/RN/02122024

We'd love to hear from you

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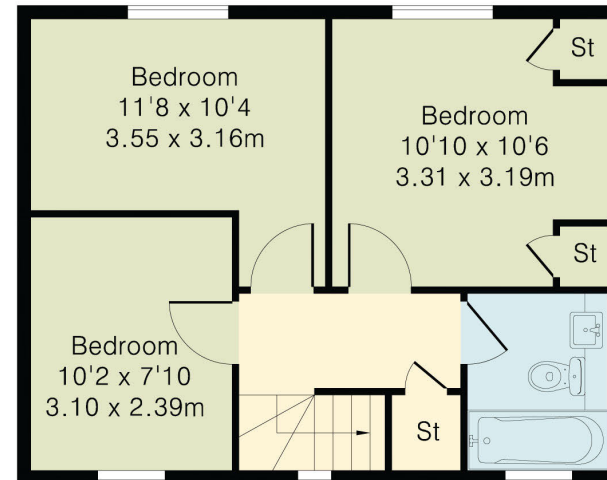
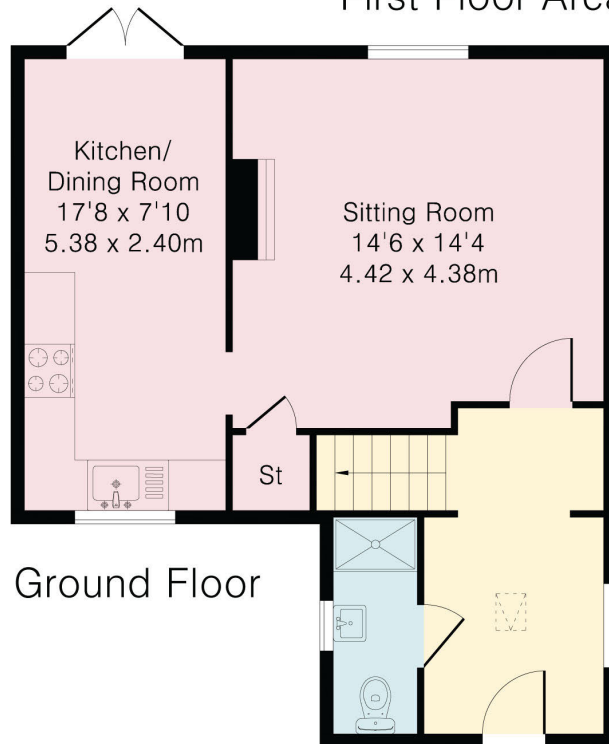




Approximate Gross Internal Area 892 sq ft - 83 sq m

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 400 sq ft – 37 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

