

PerryBishop

PROPERTY MADE PERSONAL



Churn Cottage Cheltenham Road, Cirencester, Gloucestershire, GL7 2JF

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Key Features



3

Bedrooms



2

Bathrooms



1

Reception

- Beautifully presented detached townhouse
- Three bedrooms
- Generous sitting room
- Modern fitted kitchen dining room
- Two shower rooms
- Utility room and sauna
- Integral garage and off street parking
- Landscaped tiered private rear garden with westerly aspect

About the property

A beautifully presented three bedroom, detached townhouse, built at the turn of the century and benefiting from stunning elevated rural views to the front overlooking the Churn Valley, an integral garage, landscaped tiered garden and all attractively situated on the very edge of Stratton, Cirencester.

The accommodation is arranged over three floors with the ground comprising a welcoming entrance hall with access into the integral garage, utility room, shower room and sauna. The first floor offers a landing accessing a generous sitting room with underfloor heating, fireplace, dining area, and wonderful forward view. To the rear is an extended modern fitted kitchen dining room with double doors leading out the garden. The second floor provides the three bedrooms and a modern shower room.

Outside, to the front is a paved drive providing off street parking for three vehicles and leads to the integral garage. Gated side access leads to the private and tiered garden with a westerly facing aspect, which has been landscaped to provide multiple areas of interest, privacy and to take in the view.

Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is well within a mile and a half's walk from the centre of Cirencester. Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such



as rights of way, restrictions, and accessibility information.

Directions

From our office in Cirencester proceed into the Market Place and turn left at the traffic lights. Follow this road and bear right at the end onto Spitalgate Lane. At the traffic lights filter left onto Abbey Way and take a turning on the right hand side signposted for Cheltenham. Continue through Stratton, and number 141A Cheltenham Road will be found on the left hand side just as you start to leave Cirencester.

What 3 Words: ///patio.rapid.routes

Services & Tenure

The tenure is Freehold

Mains electricity, water, and gas are connected. The property has a Klargesta septic tank.

Local Authority

Cotswold District Council

Council Tax Band : E

Our reference

CIR/SW/JK/030325

We'd love to hear from you

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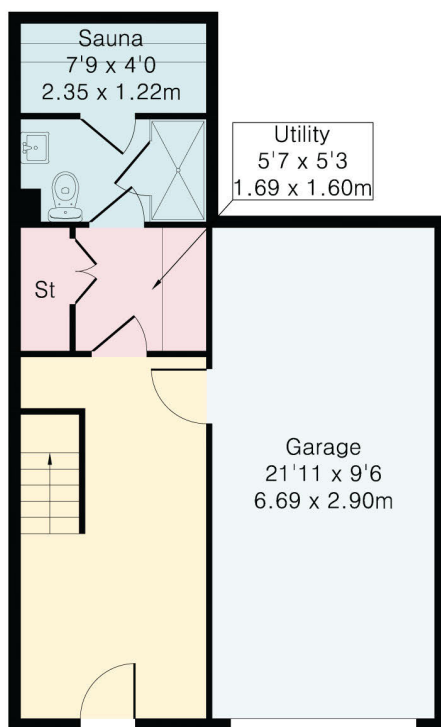


Approximate Gross Internal Area 1556 sq ft - 145 sq m

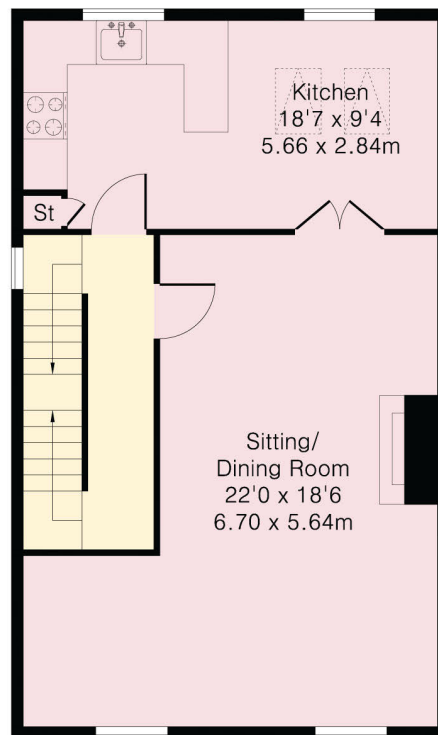
Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 584 sq ft – 54 sq m

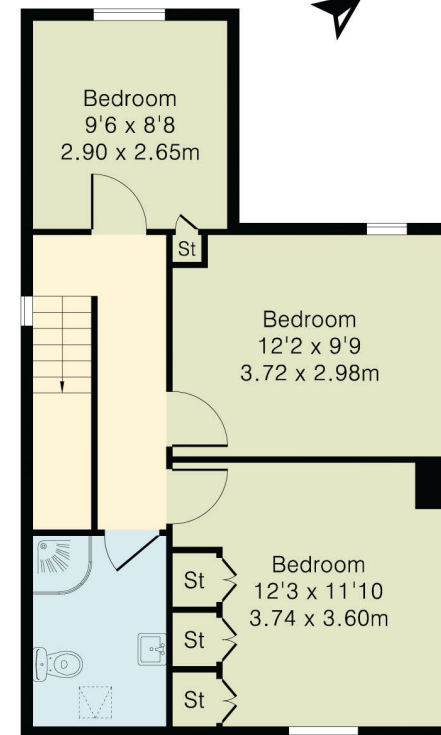
Second Floor Area 490 sq ft – 46 sq m



Ground Floor



First Floor



Second Floor



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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.

Gloucestershire • Oxfordshire • Wiltshire

