

2 Tinglesfield, Stratton, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 2JL or call the office at any time for detailed directions from your location.

SUMMARY

Substantial, detached home occupying a generous plot in this sought after location. The property has been extended and offers five bedrooms, three reception rooms, kitchen, utility, and bathroom. There is driveway parking for many vehicles, a large front garden and fabulous studio in the rear garden offering further space.

PROPERTY

The property is accessed from a storm porch into the entrance hall with stairs leading to the first floor and storage cupboard below. To the left is the living room which features a multifuel burner and large picture window which overlooks the private front garden. There is an opening which leads through to the dining room which has double doors out to the rear garden. The good size kitchen is fitted with a range of storage and appliance space whilst there is a separate utility room which is fitted to a high standard including granite work tops. The ground floor is completed by a useful third reception room which is currently used as a home office. The first floor landing provides access to the five bedrooms and family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin.

GARDENS

The property sits on a generous plot and as such offers a large driveway with plentiful parking and access to the tandem double garage. There is a large front garden which is mostly laid to lawn, enclosed by hedging, and has a wooden shed. A side path leads to the rear garden which is enclosed on one

side by a lovely Cotswold stone wall. It is mainly laid to patio and lawn with Old English rose borders. There is a large, insulated, and double glazed garden studio which benefits from light and power and provides useful additional accommodation.

LOCATION

The property is located in a quiet and popular residential area on the outskirts of this popular town. There are various areas of open space nearby and easy access to the exceptionally highly regarded primary school and other local amenities such as playground, shop and post office. There are views towards Cirencester Park and the remainder of the town's facilities are all within easy reach.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

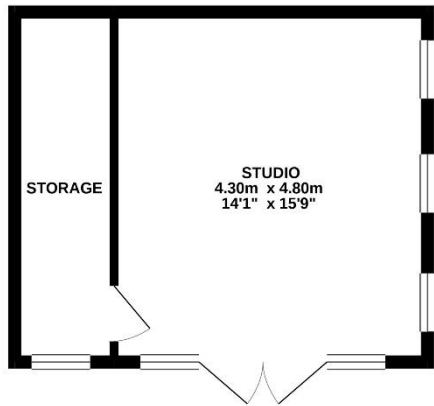
MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

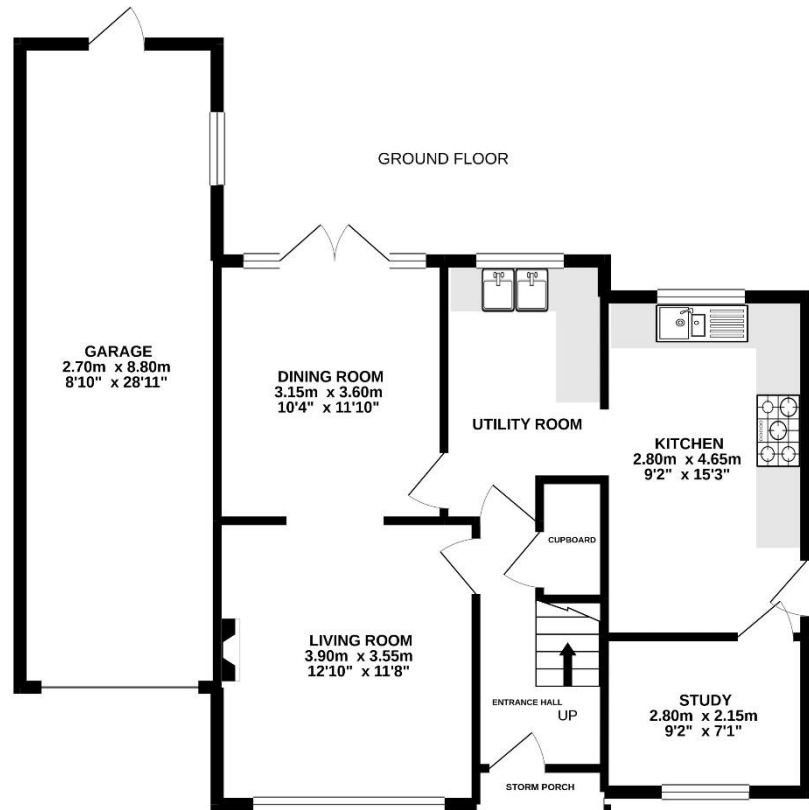
AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GARDEN STUDIO



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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