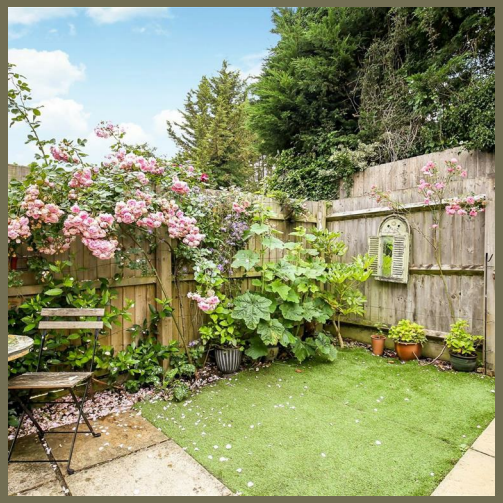
4

CHURN MEADOWS



WHITAKER SEAGER

4, CHURN MEADOWS, STRATTON, CIRENCESTER, GL7 2BE

A 3 BEDROOM END OF TERRACE HOME ENJOYING A CUL-DE-SAC POSITION WITH GARDEN AND PARKING.

Description

An end of terrace modern home, tucked away on the outskirts of Cirencester, just 1.2 miles from the town centre. Positioned in the small development of Churn Meadows, with the river Churn and open countryside close-by, the property enjoys the benefits of both country life and town living. Originally built by Newland Homes in a traditional style, the house provides bright accommodation positioned across three floors. A canopied entrance opens to an inner hall off which stairs rise to the first floor and a door leads to the open-plan living area. The contemporary kitchen enjoys a range of wall and base units, integral double oven, hob and extractor hood. There is also a breakfast bar and plumbing for a slim-line dishwasher, washing machine and room for a fridge and freezer. The kitchen flows onto the living room area, with oak flooring and French doors opening to the sun room. A useful cloakroom is also located on this floor. The sun room also with oak flooring offers versatility in use and in turn opens to the enclosed rear garden. From the first floor landing doors open to bedrooms 2, 3 and a family bathroom. A further staircase rises to the second floor and impressive master bedroom suite with built-in wardrobes and ensuite shower room.

Guide price

£279,500

COVID 19 Guidelines: Please request a video tour of this property prior to booking a physical appointment.

Cirencester- 1.2 miles
Cheltenham- 15 miles
Swindon- 17 miles
Gloucester- 19 miles
Bristol- 51 miles

• Inner Hall • Open plan Kitchen/Sitting Room • Sun Room • Cloakroom • Master Bedroom with Ensuite Shower Room • A Further 2 Bedrooms • Family Bathroom • Garden and Parking • Close to Open Countryside • 1.2 Miles from Cirencester Centre

Outside

A pretty fenced garden with gated access to the rear, enjoys a paved area and astro turf. A climbing rose and clematis dress the fence. A garden shed offers outside storage. Tandem parking for two cars is located to the front of the terrace, whilst an additional parking space is found at rear.

Directions

Leave Cirencester on the A417 in the direction of Cheltenham. Proceed past the Petrol Station before turning right onto the A435 in the direction of Statton and Cheltenham. Proceed past the shop and turn right into Whiteway View. Continue down the lane and follow it around to the left into Churn Meadows.

Location

The property is located within the sought after area of Stratton, positioned on the outskirts of Cirencester, just 1.2 miles from the centre, a level walk into town and its abundance of amenities. Whilst enjoying such convenience, the house similarly boasts an array of country-side walks with the picturesque neighbouring water meadow being an obvious choice. Stratton itself enjoys a village shop/post office just 0.3 miles away, Stratton C of E Primary School just 0.8 miles away and a Public House. Regular Stagecoach buses run throughout the day between Cirencester and Cheltenham. Kemble Railway Station offering a direct line to London Paddington is only 5.6 miles to the south and Cheltenham Spa town 15 miles to the north.

General Information

Tenure: Freehold

Postcode: GL7 2BE

Viewing: Strictly by appointment through Whitaker Seager.

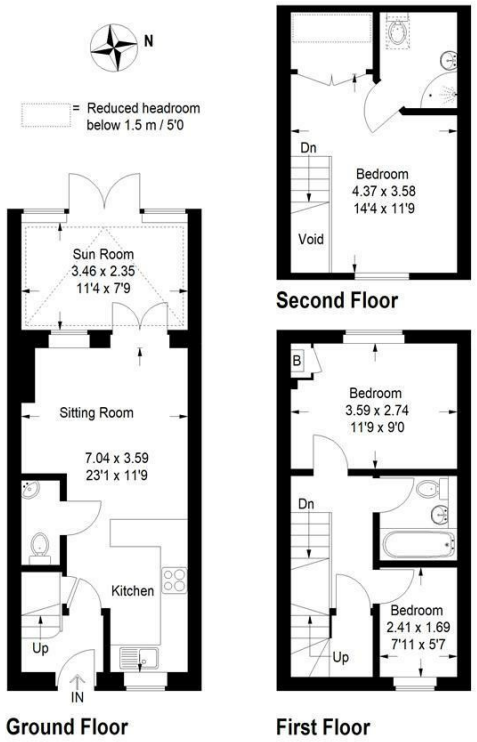
Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District. Council Tax Band C and EPC rating

Agents Note: Some photos are situation shots and do not form part of the title.

Churn Meadows

Approximate Gross Internal Area (Excluding Void)
82.7 sq m / 890 sq ft



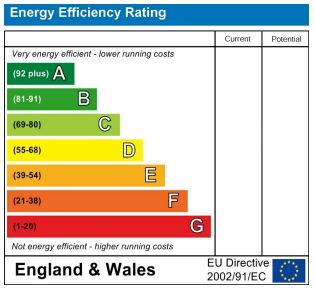


Illustration for identification purposes only, measurements are approximate, not to scale.
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