

14
SHILHAM WAY



WHITAKER
SEAGER



14, SHILHAM WAY, CIRENCESTER, GL7 1JS

LOCATED ON A CORNER PLOT POSITION, LIES THIS DETACHED FOUR BEDROOM 'FORMER SHOW HOME' BENEFITTING FROM A DOUBLE GARAGE AND PARKING.

The property

Built by Berkeley Homes in 2014, this four bedroom detached residence enjoys a corner plot position with well designed accommodation perfect for modern family needs. On entry you are welcomed by a central reception hall with doors leading off to all downstairs rooms apart from the utility. The 16' x 12'10" sitting room has French door leading out into the garden. The study is such a valuable space for those working from home. The heart of the home where the family will congregate is the delightful 22'1" x 11'8" kitchen/dining room with two defined areas making it a flexible living space. The Nobilia wall and base units with granite worktops are complimented by

the usual integrated appliances including a wine cooler. French doors open out onto the patio. The utility benefits from a rear door, boiler and further sink with space for laundry appliances. Underfloor heating is enjoyed throughout the ground floor. Upstairs the main bedroom has the advantage of both fitted wardrobes and a stylish ensuite shower room. A guest's bedroom also benefits from an ensuite shower room and fitted wardrobes. There are two further bedrooms, one with a fitted wardrobe, both serviced by a family bathroom.





Guide price
£540,000

- *Main bedroom with ensuite*
 - *Guest bedroom with ensuite*
 - *Two further bedrooms*
 - *Family bathroom*
 - *Sitting room*
 - *Kitchen/dining room*
 - *Study/bed 5*
 - *Utility*
 - *Garden*
 - *Double garage*
-

WITHIN EASY REACH...

Cirencester 1.7 miles
Swindon 16.6 miles
Cheltenham 17.8 miles
Tetbury 11.1 miles
Kemble train station 5.2 miles

Outside

A private south/west facing rear walled garden, mainly laid to lawn with a patio and a delightful array of shrub borders with gated side access on one side and to the other there is a great space perfect for a garden shed. At the back of the house there is a 18'7" x 18'6" detached double garage with electric door, power and light. In front there is extra parking for visitors cars. Within walking distance is a child's play area and Kingshill Country Park, which is a fabulous open area with an all weather path suitable for dog walking or getting the kids outdoors to explore.

Situation

Often referred to as the 'capital of the Cotswolds', Cirencester is a buzzing hive of activity with a rich historical past. Today a diverse business community is thriving on a local, national and international scale. Cirencester oozes character and charm with hidden courtyards and winding streets leading to the town's market place where weekly markets and a farmers market are held. The elegant parish church of St John the Baptist dominates the centre and is one of the largest medieval churches in Gloucestershire. With a growing number of independent shops, great restaurants, Abbey Home Farm organic farm shop, traditional pubs and quirky cafes, Cirencester is a bustling town with much to offer.

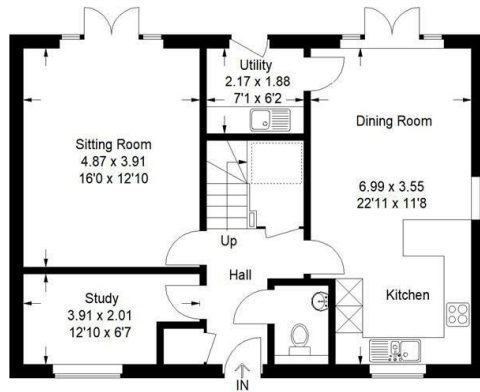


Shilham Way

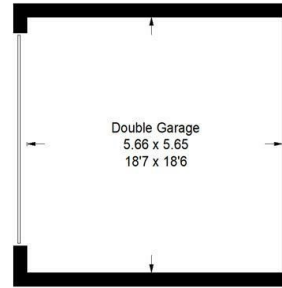
Approximate Gross Internal Area (Excluding Void) = 138.3 sq m / 1489 sq ft
 Double Garage = 31.9 sq m / 343 sq ft
 Total = 170.2 sq m / 1832 sq ft



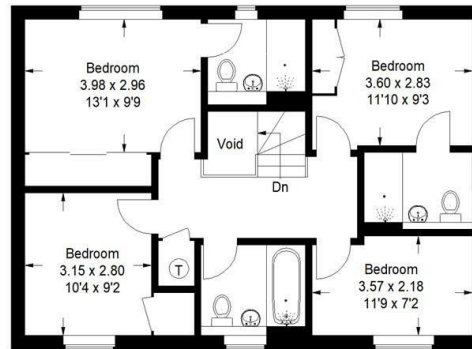
= Reduced headroom below 1.5 m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID 726951)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

Useful Information

Tenure: Freehold

Postcode: GL7 1JS

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

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

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

