



BYWAYS

BERKELEY ROAD, CIRENCESTER, GLOUCESTERSHIRE

Town Centre 1 mile, Swindon 15 miles, Cheltenham 16 miles, Oxford 36 miles, Kemble Station 4 miles (London, Paddington from 65 minutes) M4 (Junction 15) 17 miles, M5 (Junction 11a) 12 miles (All distances and times are approximate)

A wonderful family house with great potential and mature gardens in this sought after location in Cirencester

Ground Floor: Lobby • Entrance Hall • Drawing Room
Dining Room • Sitting Room • Kitchen Breakfast Room
Study • Cloakroom

First Floor: 5 Bedrooms • 2 Bathrooms

Outside: Driveway and Double Garage • Log store
Sheds • Greenhouse • Mature enclosed garden
In all about 0.575 acres

For Sale Freehold

Butler 
Sherborn

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DESCRIPTION

Thought to date from the 1930's Byways is a wonderful townhouse located on this sought after residential road in Cirencester. Having served as much loved family home for over 50 years it now offers buyers a rare opportunity to update and remodel the interiors, subject to any necessary consents.

With a handsome façade, it is constructed of stone under a tiled roof with spacious accommodation totalling over 2,600 sq ft arranged over two floors. On the ground floor a lobby with a spacious coat cupboard leads to a welcoming entrance hall, with French doors to the garden. This leads to two reception rooms and a study. The rear hallway leads to the kitchen breakfast room with access to the double garage. There is another lovely sitting room at the back of the house opening to the garden. The first floor is currently arranged with a generous main bedroom with storage overlooking the garden, complimented by four further double bedrooms all served by two bathrooms.

OUTSIDE

The front of the house is set behind a low Cotswold stone wall with lawn and planting, fronted by parking outside the garage.



One of the most attractive features of Byways are the wonderful gardens to the rear which are southwest facing and have been beautifully landscaped. Mainly laid to lawn with sculptural hedging and planted with a wide variety of seasonal planting and specimen trees. In all about 0.575 acres.

SITUATION & AMENITIES

Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital and modern leisure centre, as well as several supermarkets including a large Waitrose, and a large variety of independent shops, boutiques, pubs and restaurants. The larger centres of Cheltenham, Gloucester, Swindon, Bath, Oxford and Stratford are all within easy reach by car.

A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking. Private and state schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb, St Hugh's and Hatherop Castle.

Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (4 miles).

TENURE

Freehold

SERVICES

Mains water drainage, gas, and electricity. Gas fired central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).



Byways, 7 Berkeley Road, Cirencester GL7 1TY

Gross Internal Area (Approx.)

Main House = 243 sq m / 2,615 sq ft

Garage = 31 sq m / 333 sq ft

Outbuildings = 25 sq m / 269 sq ft

Total Area = 299 sq m / 3,217 sq ft



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FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

EPC

Band E

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Band G

VIEWINGS

Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 1TY)

As you enter Berkeley Road, Byways is the fifth house on the left.

what3words: ///consumed.destroyer.apricot

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