

WOODBINE HOUSE

The Woodbine, Cirencester



MOORE ALLEN
& INNOCENT

WOODBINE HOUSE £ 1,395 PCM

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A superb opportunity to rent this detached family home offering three bedrooms, two reception rooms, off-road parking and an enclosed garden - with maintenance included, positioned within a small private cul-de-sac to the edge of the town centre.

Accommodation

Available immediately and for a long let if desired, this impressive modern build property offers well-proportioned family living space set out over two floors and styled with elegant fittings and modern convenience in mind.

A particularly appealing feature of the property is the well-fitted kitchen diner which features an extensive range of base and wall mounted storage units together with a superb array of integrated appliances including fridge /freezer, dishwasher and an electric oven with gas hob and extractor hood above.

In addition, there is a fashionable Belfast sink, space for a table and chairs and French doors opening to the enclosed rear garden and patio offering fabulous opportunities for al-fresco dining and outdoor entertaining as the weather permits.

An inner hallway – with a useful cloakroom and understairs utility cupboard off, leads through the light and airy principal reception room that benefits from a pleasant dual aspect, feature fireplace with a fitted inset gas fire, and an open arch through to the delightful conservatory /dining room - again with French doors for access to the garden.

At first floor level the unfurnished and neutrally decorated property offers a total of three bedrooms, including two of generous double proportions and with the benefit of fitted storage. The smaller bedroom three offers flexibility of use whether as a nursery, children's bedroom, or a practical study /home office.

Competing the accommodation is a beautifully appointed family bathroom featuring a white suite comprising w/c, illuminated vanity unit and a fitted bath with electric shower over.

The property is warmed throughout via a gas fired central heating system feeding radiators which is complimented by double glazed doors and windows.

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Of particular note with this property is the outside space that wraps around three aspects and incorporates a generous lawned area, paved terrace patio and access to a gated driveway with parking for two cars. A further added benefit with this superb opportunity is that garden maintenance is included within the rent.

Close to Home

This property is the perfect family home offering a great combination of three bedrooms, two reception rooms, enclosed garden, and off-road parking within a secluded location yet close to everything you might need with local shops, amenities, schools and medical centre all close at hand.

Cirencester is a beautiful market town (often referred to as the 'Capital of the Cotswolds') with a deep rooted history dating all the

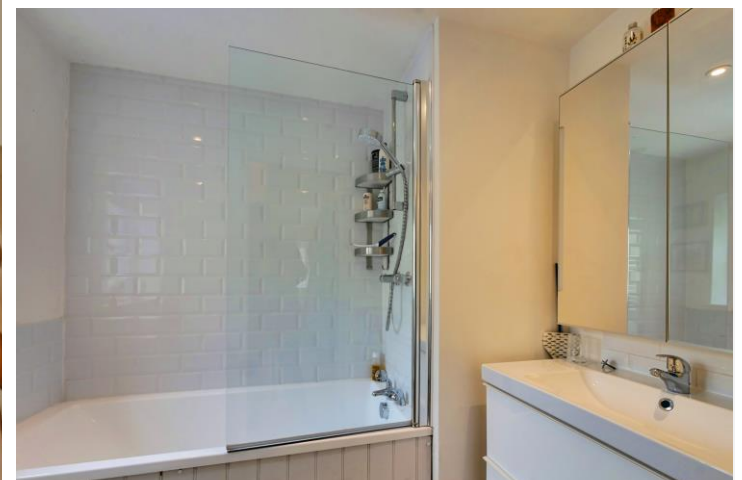
way back to the Romans. With Cheltenham and Swindon both close at hand for commuting, Cirencester has remained a popular town with its excellent range of shops, galleries, bars and restaurants.

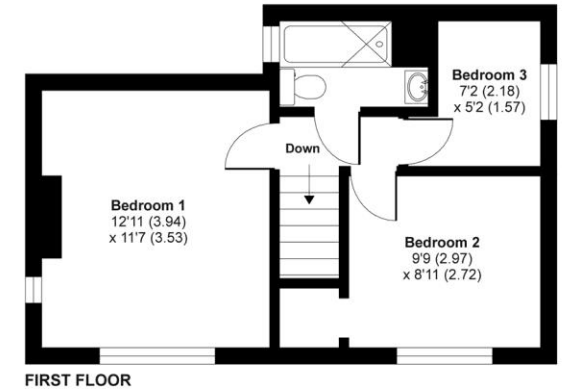
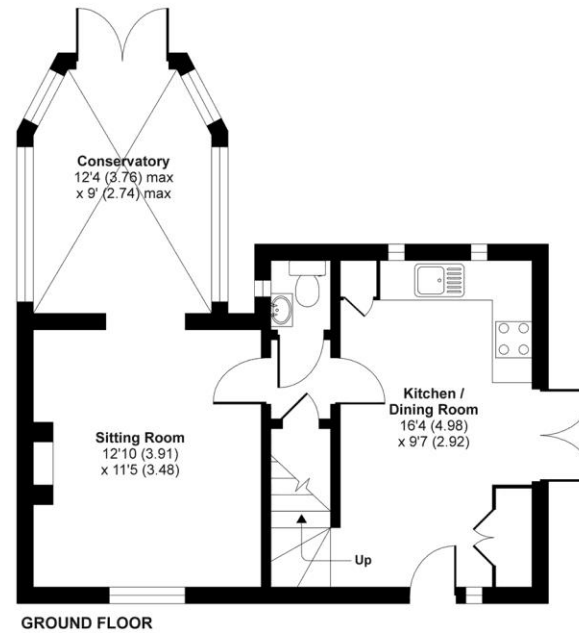
There are Waitrose, M&S Food and Tesco supermarkets within easy travel distance along with a good range of smaller convenience stores where you can readily source day-to-day essentials. A number of craft markets and antique fairs also take place throughout the year as well as a weekly street market and a regular farmers market.

Social and sports activities are plentiful in the town and surrounding area with many active clubs and societies. The Cotswold leisure centre offers plenty of sporting facilities and opportunities with two swimming pools, a gym and a sports hall.

Within a short drive or cycle ride is the Cotswold Water Park with its many water-based sport, leisure activities and nature walks. Closer to home there is also the beautiful Abbey Grounds and Cirencester Park, a natural expanse of tranquillity just a short walk from the bustling town centre. Stroll through the parkland and ancient woodland of one of England's most beautiful estates, or wander around Abbey Grounds, home to beautiful trees, stunning greenery, a serene lake and even a bandstand which hosts performances during the summer months.

There is a superb range of well-supported primary and secondary state schooling options within the town - as well as a popular sixth form college campus, or alternatively there are many highly regarded independent schools to choose from within the surrounding area.





Measurements are approximate. Not to scale.
For illustrative purposes only.

Services

We understand that mains water, sewerage and electricity are connected. Gas fired central heating and hot water system.

Council Tax – Band -D

EPC – Band D-64

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent



33 Castle Street, Cirencester
Gloucestershire, GL7 1QD
01285 648 118 lettings@mooreallen.co.uk

DISCLAIMER

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