

# 30 SHEPHERDS WAY

Cirencester, Gloucestershire GL7 2ET



**MOORE ALLEN**  
& INNOCENT



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An outstanding house that is full of character and provides spacious and flexible accommodation totalling 2000 sq. ft.

Lovingly refurbished by the current owners whose eye for detail has created this beautiful family home. The property is further enhanced by the beautiful landscaped rear garden, again a credit to the owners appreciation of design. A paved terrace provides the perfect spot for outside dining and entertaining, central steps flanked by two cypress trees leading to the well-tended lawn bound by planting including specimen trees and shrubs. A private south easterly aspect with a treelined backdrop. To the front a gravel driveway provides ample parking.

GUIDE PRICE  
£700,000



Located close to the towns amenities and in a very desirable neighbourhood.

Beautiful solid oak sourced from France flows through the hallway, cloakroom and into the kitchen/ diner. The ground floor has a desirable format of two main living spaces; a generous sitting room and an impressive open plan kitchen/diner/family room; both open out to the rear on to the paved terrace creating a very sociable environment.

The hand built bespoke kitchen is complemented by wooden worktops, a French butler sink and a feature chimney housing an extractor above the Rangemaster. The integrated appliance package includes a dishwasher, fridge, freezer and plumbing for a washing machine. Within this spacious dual aspect room there is ample space for a dining table to seat 10 and further space for soft seating; creating the heart of this fine home.

Carefully chosen neutral Farrow and Ball shades and the high ceilings enhance the light feel that is enjoyed throughout.

The spacious sitting room can be dressed to create two zones with the rear centred around the fireplace housing a coal effect gas fire and a study area to the front.

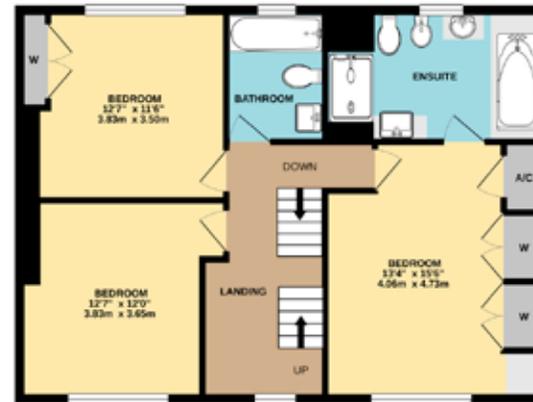
To the first floor, a large principal bedroom with built-in wardrobes and an equally spacious ensuite bathroom with separate shower. There are a further two double bedrooms and a family bathroom.

To the second floor, two rooms with vaulted ceilings and dormer windows affording views; a versatile environment currently used as a double bedroom and sitting room. Both rooms have bespoke built-in storage. There is ample storage through the house.



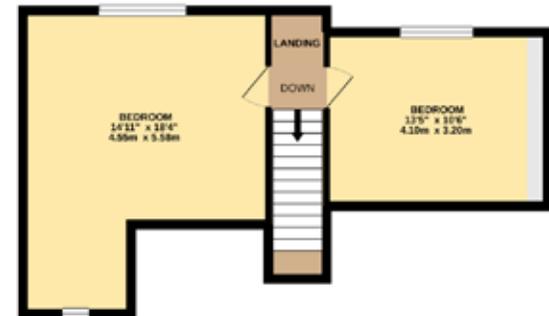


Ground Floor  
75.5 SQ.M (813 SQ.FT.)



First Floor  
67.8 SQ.M (729 SQ.FT.)

Total Approx Floor Area  
183.0 SQ.M (1,969 SQ.FT.)



Second Floor  
39.7 SQ.M (427 SQ.FT.)

### PROPERTY INFORMATION

**Services:** All mains services are connected to the property with gas fired central heating feeding radiators. EPC D (62).

**Outgoings:** Council Tax Band 'C' 2021/22 charges £1,744.10.

**Local Authority:** Cotswold District Council, 01285 623000.

**Tenure:** The property is offered freehold with vacant possession.

### DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016



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