

DORMER COTTAGE

Coates, Gloucestershire



MOORE ALLEN
& INNOCENT

DORMER COTTAGE
MANOR FARM ROAD
COATES
CIRENCESTER
GLOUCESTERSHIRE GL7 6NH

Occupying a rural location on the edge of this charming village and with extensive south-westerly views lies this detached mature house set in established gardens. Subject to the usual consents the property offers excellent scope for extending.

- No onward chain
- Overall estimated 1,678 sq ft GIFA
- Flexible layout
- Four bedrooms and two bathrooms
- Spacious and bright reception
- Kitchen with adjoining breakfast room
- Outstanding views
- Mature gardens
- Outbuildings and parking

**OFFERS ARE INVITED
IN EXCESS OF
£850,000**



LOCATION

The village of Coates lies just three miles due west of Cirencester. Set away from main roads, it has a strong community centred around the village hall. The village lies in an area of outstanding natural beauty and close to Cirencester Park.

Cirencester known as the 'Capital of the Cotswolds' is a bustling market town offering an excellent range of amenities and a popular location for visitors who seek to explore the Cotswolds. The town provides a good selection of education at all levels, modern medical practices, sporting facilities and extensive range of clubs, associations and pastimes. Railway Station at Kemble c.3 miles (London Paddington c.75 minutes)

PROPERTY INFORMATION

Dormer Cottage occupies a rural position on the eastern edge of the village. Set within established gardens this mature chalet style home has been traditionally constructed of reconstituted stone elevations set beneath a pitched interlapping tiled roof. The accommodation is presented in good decorative order and briefly provides an entrance hall with stair rising to first floor, cloakroom and doors to kitchen, principal reception and ground floor bedroom suite.

The sitting room is of generous proportions. Featuring a chimney breast with cut stone surround, mantle and hearth, walk-in bay window to rear and ample space for dining area. Access off to study.

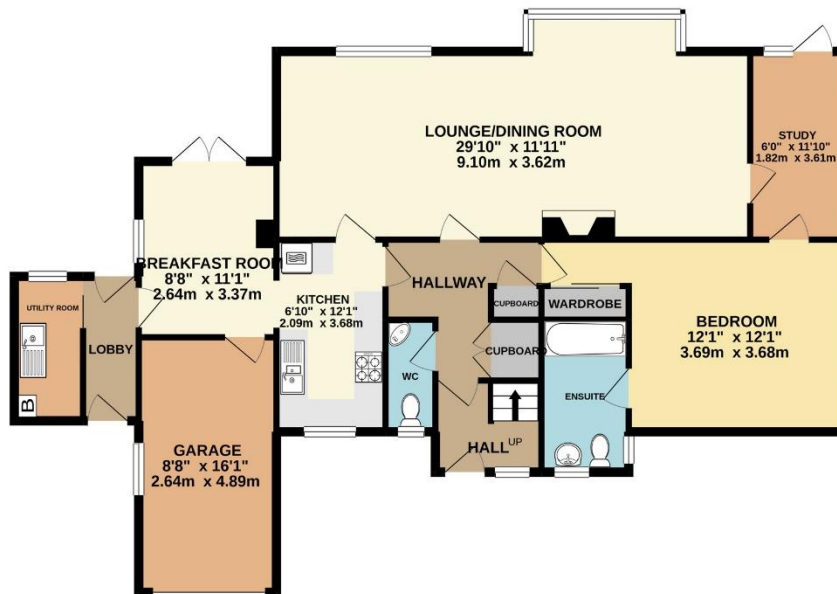
The kitchen is fitted with a range of floor and wall mounted units and adjoins the breakfast room. Off lies the utility and access to the garage. The ground floor further encompasses a double bedroom with en suite.

To the first floor, from the landing are three bedrooms, each of double proportion and family bathroom.

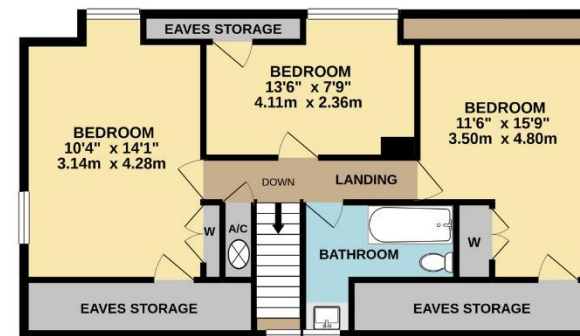
The property is accessed via five-bar gate onto a gravelled driveway affording ample parking. The gardens surrounding the property are mature with established planting, paved terrace onto lawns.

The views are exceptional!

GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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PROPERTY INFORMATION

The property is connected to mains water and electricity. Oil fired boiler that powers the heating system. Economy 7 hot water. Private drainage. EPC – E. Council Tax Band 'G' charges 2021/22 £2,961.74. Cotswold District Council 01285 623000 Freehold offering vacant possession upon completion

DIRECTIONS

Leave Cirencester to the west on the Tetbury road (A429 / A433). After about 2 miles from Cirencester turn right signpost to Coates. Take the next right (a small lane) proceed along and as the bend turns left Dormer Cottage will be seen on your left.



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DISCLAIMER

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