



# A deceptively spacious detached house

**4 Blackberry Walk, Cirencester, Gloucestershire,**

Guide £565,000 Freehold





Hall • Cloakroom/Utility Room • Sitting Room • Kitchen/  
Dining Room • 5 Bedrooms • 3 Bath/Shower Rooms  
• Study/Bedroom 5 • Walled Garden • Garage • Private  
Parking

#### Distances

Town Centre 0.75 miles,  
Kemble Station 6 miles (trains  
to London Paddington  
75 mins), Swindon 13.5 miles,  
Cheltenham 18 miles, M4 (J15)  
18 miles

#### Situation

The Roman town of Cirencester is often referred to as the Capital of the Cotswolds and, being at the intersection of the Fosse Way and Ermin Way, it is extremely accessible, with virtual dual carriageway access to both the M4 at Swindon and the M5 at Gloucester. There is a fast and regular Great Western train service from Kemble to London Paddington which takes approximately 75 minutes. There is also a very frequent rail service from Swindon to London Paddington which takes about 55 minutes.

Shopping in Cirencester is highly regarded, and off the main streets there are many interesting back lanes with specialist shops; Black Jack Street is a prime example. There are two major supermarkets and The Market Place hosts a twice weekly market and a Farmers' Market every other Saturday. Sporting opportunities include the Cirencester Tennis Club which is based in the Park together with a cricket club, an open air swimming pool, football and rugby clubs for all ages and the Cotswold Leisure Centre. Slightly further away there is

golf at Cirencester Golf Club and sailing at the Cotswold Water Park. The Barn Theatre offers first class productions throughout the year,

There are an excellent range of schools in the area with Kingshill being within walking distance and Watermoor Primary School being next door. It has a good Ofsted rating as does Deer Park and Cirencester 6th Form College.

#### Description

The property was built in 2009 to an attractive design and is found on the edge of town and in an established residential area. The property is extremely well presented and due to the number of rooms can be occupied in a number of different ways. Also, all rooms bar one are either double or triple aspect with the kitchen also having a south facing bay window.

The front door leads into the hall off which is the cloakroom which doubles as a utility room, under the stairs is a show cupboard and space for coats. On one side is the comfortable sitting room which benefits from French doors to the garden. The triple aspect kitchen is extremely well fitted and with plenty of storage cupboards and work surfaces having an inset 5 ring gas hob. The integrated appliances also include a Smeg fridge freezer and a Bosch dish washer. The room is partly divided by an island unit thus providing a







distinct division between the kitchen and the spacious dining area. A rear door leads into the garden.

On the first floor the rooms currently provide for two bedrooms, a main bathroom and a study which could easily be used as an additional bedroom if required. The principal bedroom benefits from an en suite shower room. On the second floor there are two further bedrooms and a shower room. If desired the main bedroom could be on the top floor as an alternative and extended master suite.

Outside there is a private and easily managed walled garden which extends to the rear of the house where there is a storage area. The lawn is edged with shrubs and its privacy is enhanced by bamboo plants. A gateway leads to the garden with a private parking area to the rear.

#### General Remarks

Tenure – freehold with vacant possession upon completion.

Postcode - GL7 1GH

Services – Mains water, gas, electricity and drainage.

Local Authority – Cotswold District Council.

Council Tax - Band F

#### Directions

Proceed out of Cirencester on the A417 towards the Ampneys and Fairford. At the first roundabout turn left and then left again. Continue until you reach the second small cul-de-sac on the left and the property will be found on the left hand side, to the rear of No. 7 Winstone Gardens.

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = C

#### Viewing

Strictly by appointment with Savills.

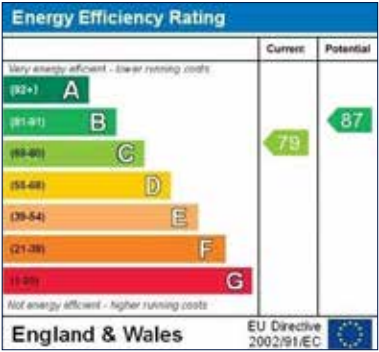
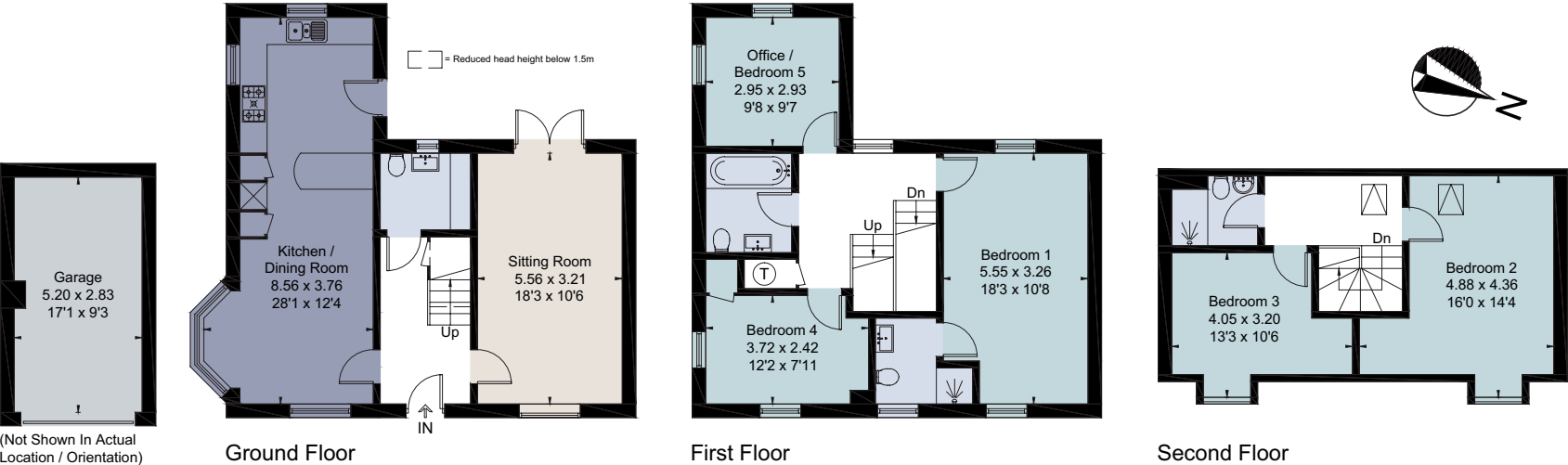


**4 Blackberry Walk, Cirencester, Gloucestershire,**  
**Approximate Area** 151.7 sq m / 1633 sq ft  
**Garage** 14.7 sq m / 158 sq ft  
**Total** 166.4 sq m / 1791 sq ft  
**Including Limited Use Area** (1.7 sq m / 18 sq ft)

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