

1 HOLM OAKS

— STRATTON —



1 HOLM OAKS, STRATTON, GL7 2RQ

Main house: Living room · Sitting room · Kitchen/ dining room · Cloakroom
Utility · 5 Bedrooms · 2 Bathrooms · Home Office · Enclosed garden
Terrace · Outdoor Kitchen · Hot Tub · Garage · Shed · Private Parking

Annex: Open plan Kitchen/dining/sitting room · 2 Bedrooms · Bathroom

A substantial and contemporary home on the edge of Cirencester

Description

1 Holm Oaks is a beautiful and generously proportioned home on the edge of Cirencester. Exceptional care and attention have been put into creating a stylish and welcoming home with wonderful living spaces and cosy corners.

The reception rooms have been elegantly decorated with a seamless blend of vibrant and calming colours and feature bespoke joinery, stunning parquet flooring and modern features for contemporary living such as underfloor heating throughout the ground floor and built-in audio speakers.

The open plan kitchen/dining room is clearly the heart of the house and a

sensational room in which to host family and friends. Superbly proportioned, it works wonderfully also for everyday living with the breakfast bar being ideal for early morning catch ups and evening drinks whilst cooking up a storm! The floor to ceiling glazed doors provide exceptional natural light and transform the room for wonderful indoor/outdoor living in the warmer months. The wood burner adds cosiness in the winter. The kitchen is well equipped with all the necessary modern appliances and there is plenty of worktop and storage space.

The adjacent living room with stunning parquet floor and feature fireplace, is a lovely room in which to relax and unwind

with a good book. The Crittall doors are a beautiful feature and create a seamless flow from the kitchen/dining room.

The sitting room down the hall is ideal for family movie nights and peaceful evenings.

The utility room keeps the piles of washing out of sight and is superb for muddy wellies after a long walk in the neighbouring countryside.

The first floor comprises five bedrooms and three bathrooms, two of which are en suite. All the rooms have been beautifully laid out to provide ample discreet storage and are bathed in an abundance of natural light.

The annex provides superb ancillary accommodation. The ground floor comprises an open plan kitchen/sitting room and there are two bedrooms and a bathroom on the first floor. Thoughtfully laid out, the rooms are well proportioned with ample storage space.

Outside the landscaped garden is predominantly laid to lawn, surrounded by herbaceous borders and clever discreet yet effective lighting. The terrace is ideal for al fresco dining and summer entertaining and the garden kitchen is perfect for rustling up a summer feast. The hot tub is a great addition and the office is perfect for working from home. The garage offers covered parking and there is further driveway parking for up to six cars.

Location

1 Holm Oaks is superbly located on the edge of Cirencester, in Stratton. The local parish is within walking distance of Cirencester town centre and has fabulous country walks on the doorstep – offering the best of both worlds! The local corner shop and post office comes in very handy for everyday essentials and The Plough Inn is a superb gastro pub and great for Sunday roasts.

Known as the "Capital of the Cotswolds", Cirencester itself is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafes. There is a handy Waitrose and the Market Place hosts a twice weekly market and a farmer's market every other Saturday. St Michael's and Cirencester Parks offer wonderful green spaces to be enjoyed by all with tennis courts, children's obstacle courses and numerous walking trails.

Sporting opportunities are abundant in the area with the Cotswold Leisure Centre in the heart of town; a super open air swimming pool; nearby Golf Courses in Cirencester, Minchinhampton, Naunton, Ullenwood and Charlton Kings; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Cheltenham is only a short drive north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

The area offers an excellent choice of state, grammar and private schools such as Stratton Primary School, Beaudesert Park, Cheltenham Colleges, Westonbirt, Rendcomb College, Pate's, Marling, Deer Park, Powells, Kingshill and The Cotswold School to name a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the south-west, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



*Kemble 6 miles
(London Paddington 75 mins)
Cheltenham 15 miles
M4 (Junction 15) 19 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage.
Mains gas central heating.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band G and EPC rating C.

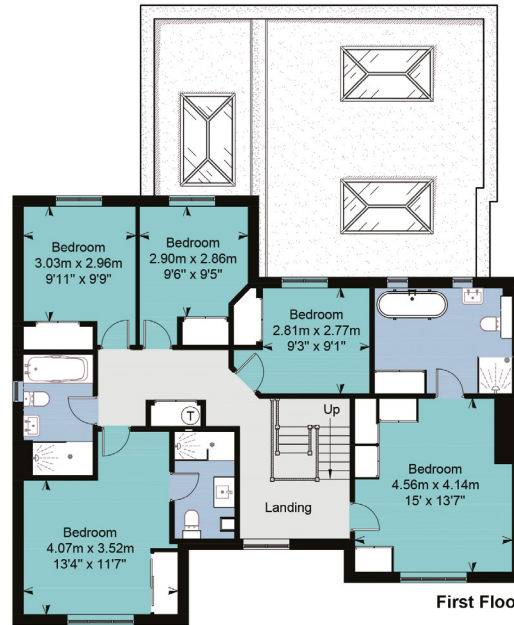


1 Holm Oaks, Roberts Close, Stratton, Gloucestershire

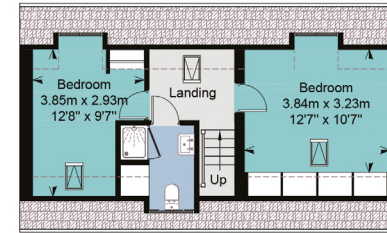
Approximate IPMS2 Floor Area	
House	274 sq metres / 2949 sq feet
Annexe	65 sq metres / 700 sq feet
Garage	21 sq metres / 226 sq feet
Gym	12 sq metres / 129 sq feet
Total	372 sq metres / 4004 sq feet
(Includes Limited Use Area	7 sq metres / 75 sq feet)



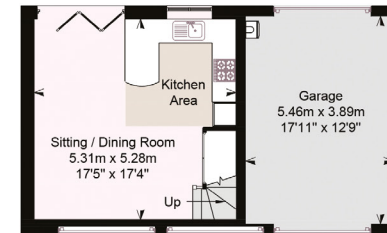
Ground Floor



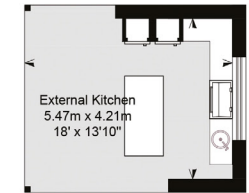
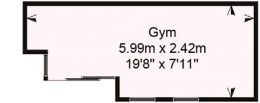
First Floor



Annexe First Floor = Limited Use Area



Annexe / Garage Ground Floor



Outbuildings
Not Shown In Actual Location Or Orientation

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Job No SP3628
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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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