



The Gables, Downington, Gloucestershire, GL7 3EH

£800,000

cj HOLE
est. 1867

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Freehold 4 Bedrooms Detached House, 3 Reception Rooms, Two Bathrooms, Double Garage with Office Above, Driveway Parking, Lovely Gardens

£800,000

cj HOLE
est. 1967

Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

A superb four double bedroom detached family home, offering approximately 2,353 sq ft of beautifully presented accommodation, finished to a high standard throughout. The property benefits from a generous rear garden, ample driveway parking, and a double garage with an office above, providing excellent flexibility for home working or additional living space. Ideally positioned within a highly sought-after development on the edge of town, the home enjoys a peaceful setting while remaining within easy walking distance of local shops and amenities.

This impressive detached family home offers well-balanced and generously proportioned living space arranged over two floors, presented to a high standard throughout and perfectly suited to modern family living.

A welcoming central hallway provides access to the principal reception rooms and sets the tone for the space on offer. To the front, the property benefits from a spacious living room, ideal for relaxing, which flows through to a separate dining room, creating an excellent arrangement for both everyday family life and entertaining.

To the rear, the heart of the home is the well-appointed kitchen, offering ample worktop and storage space, and opening into a delightful garden room with direct access to the rear garden, allowing for plenty of natural light and a seamless connection between inside and out.

A practical utility room sits just off the kitchen, providing additional storage and laundry facilities, while a cloakroom/WC completes the ground floor accommodation. Upstairs, the property continues to impress with four well-proportioned double bedrooms arranged around a central landing.

The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. All bedrooms offer comfortable proportions, ideal for family living, guests, or flexible working arrangements.

Externally, the property enjoys a generous rear garden, ideal for families and outdoor entertaining. To the front, there is ample driveway parking, leading to a detached double garage, above is a particularly useful separate office space, providing an excellent home working environment

Services

Mains electricity, water, drainage and gas.
Double glazing and gas central heating
Cotswold District Council - Tax band G
£4025.32 - 26/27

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal.



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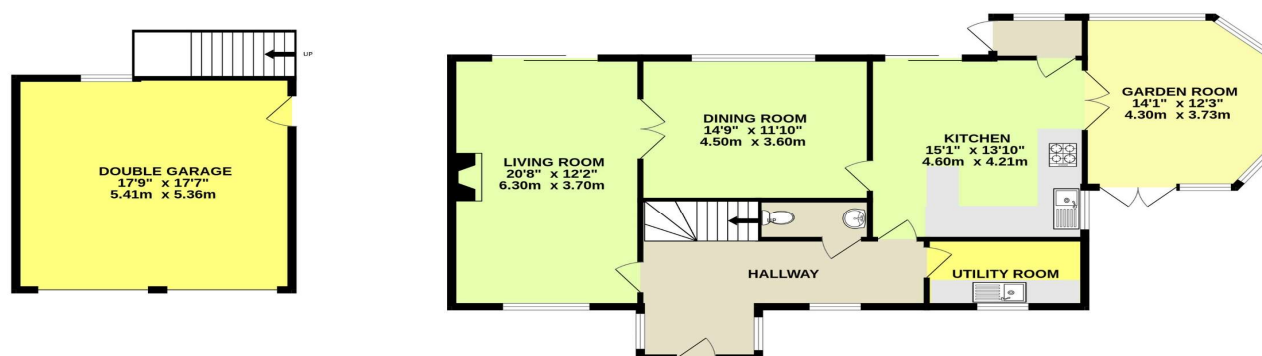
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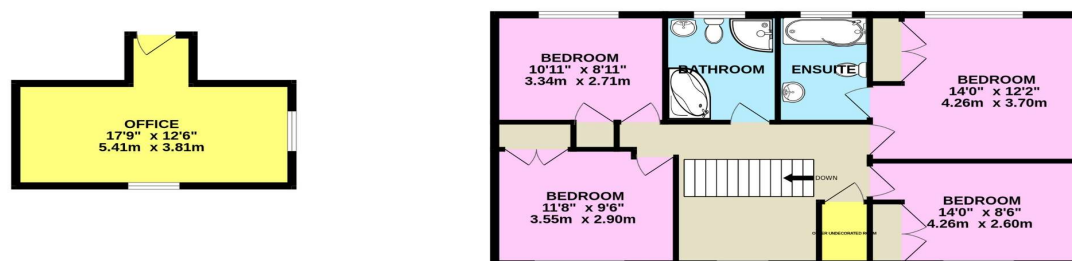


EPC

GROUND FLOOR
1398 sq.ft. (129.9 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA: 2353 sq.ft. (218.6 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.