

Partridge Way, Cirencester, Gloucestershire, GL7 1BQ

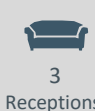
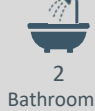
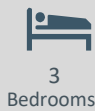


- Beautifully extended family home
- Three bedrooms
- Bathroom and separate shower room
- Kitchen and family room
- Separate sitting/ dining room
- EPC C

Partridge Way,

Cirencester, Gloucestershire, GL7 1BQ

Key Features



About the property

This well-presented and extended three-bedroom family home offers generous, well-proportioned living accommodation, a desirable south-facing rear garden, and off-street parking.

The accommodation is arranged over two floors. The ground floor comprises an entrance porch leading into a comfortable sitting room, which opens through to a spacious dining/family room. From here, doors lead to a bright conservatory enjoying pleasant views over the rear garden. The modern, well-appointed kitchen features a comprehensive range of base and wall units and provides access to a versatile utility room/home office, suitable for a variety of uses.

On the first floor, the property offers three well-proportioned double bedrooms, a family bathroom, and a separate shower room, providing excellent convenience for family living.

Externally, the front of the property benefits from a paved driveway offering ample off-street parking. To the rear is a private, south-facing garden featuring a patio area and a lawn, ideal for outdoor dining and relaxation.

Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Cirencester follow through the Market Place into Dyer Street, going over the traffic lights onto London Road. At the roundabout go straight over, turning immediately right at the traffic lights onto the continuation of London Road. Take the first right into Partridge Way and follow the road around to the left, the property will be found a short way up the road on the right hand side.

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas Central

Local Authority

Cotswold District Council

Council tax Band - D

Our reference

CIR120069

23rd January 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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what the owner said

Good location

Good local schools

Walking distance from Town

Quiet

Rural walks from the house

Private secluded south facing rear garden



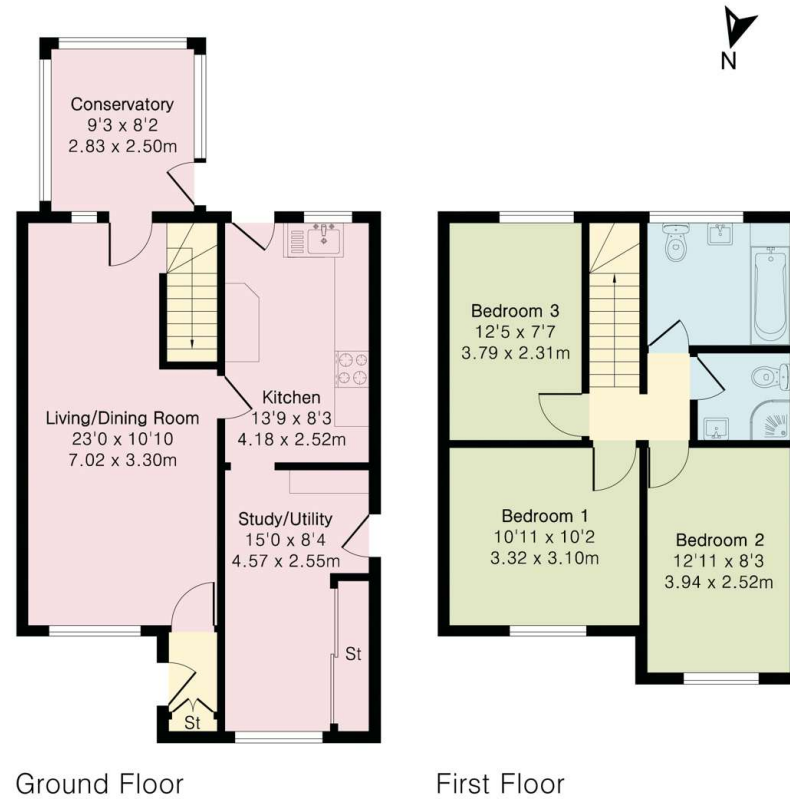




Approximate Gross Internal Area 1073 sq ft - 100 sq m

Ground Floor Area 601 sq ft – 56 sq m

First Floor Area 472 sq ft – 44 sq m



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

