

PerryBishop

PROPERTY MADE PERSONAL



The Whiteway, Cirencester, Gloucestershire, GL7 2ER

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

- Spacious detached house
- Sought after location near the town
- Double garage
- Welcoming reception hall
- Dual aspect sitting room
- Dining room and 16' x 12' conservatory
- Kitchen/breakfast room and utility
- Large private well tended gardens

About the property

Situated in one of Cirencester's most sought after addresses within half a mile's walk of Cirencester's town centre is this attractive and well presented, mature three bedroom detached home enjoying an excellent location overlooking the rugby field. The property is situated for good access to the town centre and the nearby Powell's Primary School. Also within easy reach are the excellent Abbey Grounds and Cirencester Park.

Formerly a four bedroom house the accommodation has been reconfigured to now provide three bedrooms and an en-suite shower room. It is approached to a welcoming and attractive reception hall and also benefits from a downstairs cloakroom. The sitting room has a polished stone fireplace with an inset electric flame effect fire and windows to both the front and rear. There is a conservatory that is large and spacious measuring approximately 16' x 11', being UPVC double glazed with a glass roof and provides a lovely aspect

onto the private garden. There is also a separate dining room and a nicely fitted kitchen/breakfast room that leads through to a side utility area and space for a study area.

At first floor level the master bedroom has an en-suite shower room. There are two further well-proportioned double bedrooms and a main family bathroom.

The west facing garden is a particular feature being large, very private and extremely well-tended with an extensive patio terrace and side access to the double detached garage and extensive driveway with parking for numerous vehicles.

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.

Amenities

The market town of Cirencester 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, and weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage hospital, leisure centre and a lovely outdoor



swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

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

Directions

From our office in Cirencester turn right into Castle Street, bear right into Park Place and take the first left into Park Street. Follow this road round into Thomas Street and at the bottom of the road turn left into Spitalgate Lane. Go straight over at the traffic lights into The Whiteway. Go past the rugby club on the right hand side and the property can be found on the left hand side.

What3Words /// unspoiled.elevated.cope

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band F.

Our reference

CIR/SM/CDH/01102025

We'd love to hear from you

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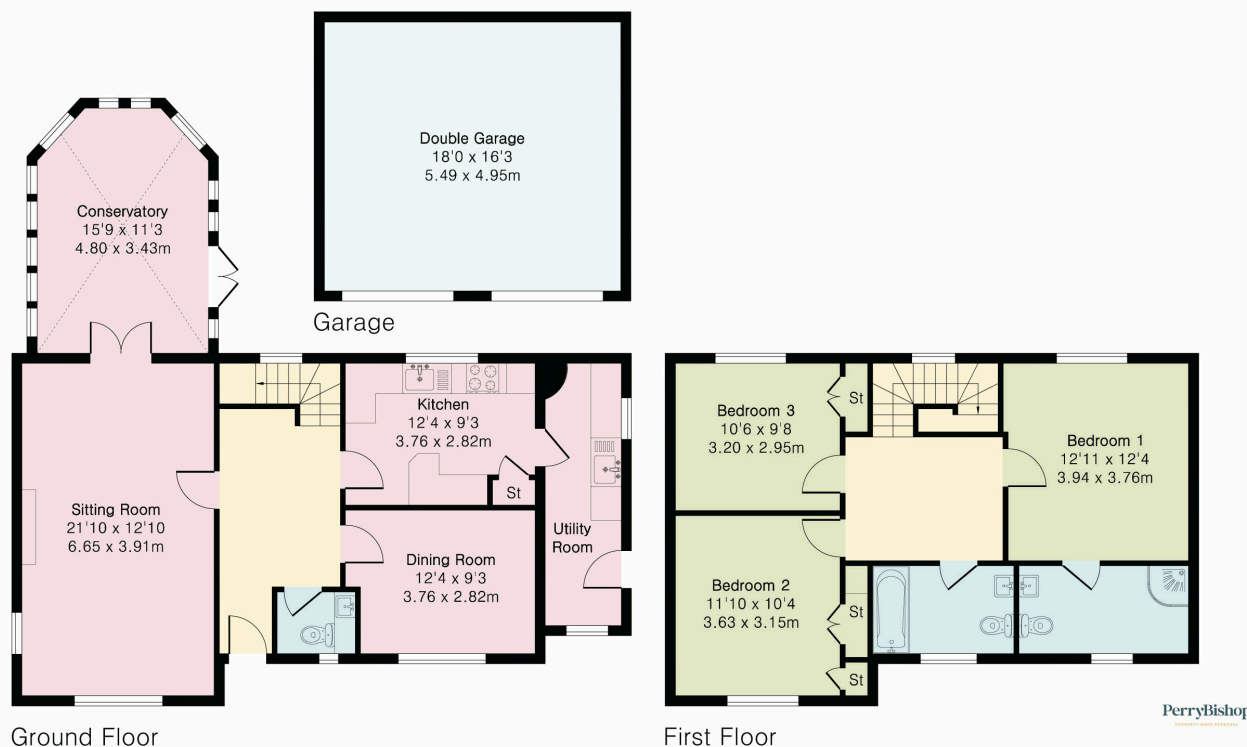


**Approximate Gross Internal Area 1598 sq ft - 149 sq m
(Excluding Garage)**

Ground Floor Area 934 sq ft – 87 sq m

First Floor Area 664 sq ft – 62 sq m

Garage Area 337 sq ft – 31 sq m



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.

Gloucestershire • Oxfordshire • Wiltshire

