

Church Street, Cirencester, Gloucestershire, GL7 1LE

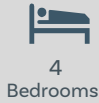


Detached family home on fringes of the town • Four bedrooms • Two reception rooms •
Utility room and cloakroom • Rear garden enjoying privacy • EPC C •

Church Street,

Cirencester, Gloucestershire, GL7 1LE

Key Features



About the property

A lovely, individual four bedroom, detached, family home sitting on the edge of the ever-popular town of Cirencester. The property is well placed within walking distance to town and with good access to a wide range of amenities and facilities.

This attractive home has been beautifully maintained and offers light and airy accommodation throughout with feature shutters to the front of the property. The sitting room has an open fireplace and enjoys a dual aspect, including French doors to the rear garden. There is a well-proportioned dining room to the front. The kitchen is well-appointed and has a generous range of wall and base units with work surfaces over and a range of high spec, integral appliances, including induction hob and two self-cleaning pyrolytic ovens. This leads through to the utility, with boiler cupboard, second fridge/freezer and space for a washing machine and tumble dryer, and also to the cloakroom.

At first floor level the spacious landing leads to the four double bedrooms and the main family bathroom.

Externally there is a small garden to the front and a sunny, rear garden which is well enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with various shrub borders and a patio area offering a place to sit and relax.

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 a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes.

Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus.

There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

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 proceed right along Castle Street bear left at the end of the road into Sheep Street, stay in the right hand lane. At the mini roundabout go straight over, and take the first exit at the next roundabout. Follow the dual carriageway to the next roundabout and take the first exit into Watermoor Way follow the road round to your left and take the second turning on your right into Church Street.

What 3 Words [///distilled.betrayed.relate](#)

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Gas Central

Local Authority

Cotswold District Council

Council Tax Band - E

Our reference

CIR170098

26th June 2026

We'd love to hear from you

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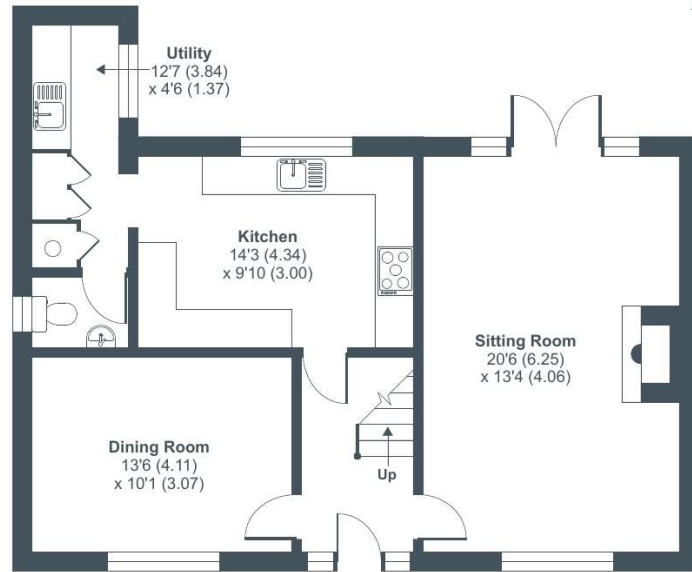




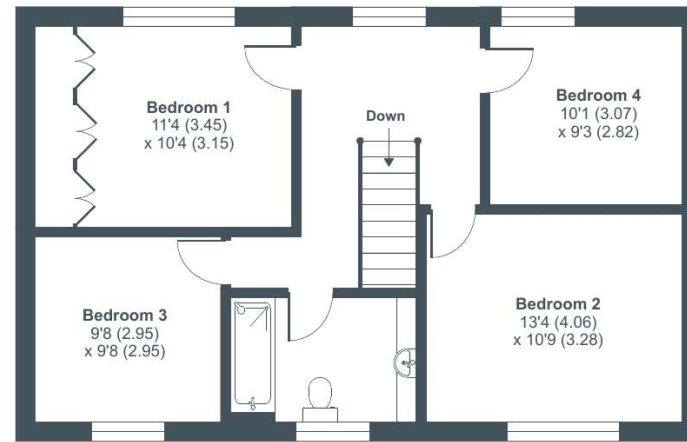
Belstone House, Church Street, Cirencester, GL7

Approximate Area = 1421 sq ft / 132. sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1013436



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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.

