

Four Acres View, Chesterton Lane, Cirencester, Gloucestershire, GL7 1YF



- Detached family home ● Five bedrooms ● Well presented but requires modernising ● Dual aspect sitting room & separate dining room
- Kitchen breakfast room & cloakroom ● Two bathrooms ● Double garage & off street parking ● Southerly facing rear garden
- Situated around a mile's walk of Cirencester town centre ● EPC D

Four Acres View,

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Key Features



5
Bedrooms



2
Bathrooms



2
Receptions

About the property

Situated around a mile's walk of Cirencester town centre is this five bedroom detached family home offering well-proportioned and balanced accommodation further benefitting from ample off street parking, double garage and southerly facing rear garden.

The property is well presented but will require a certain amount of modernising.

The accommodation is arranged over two floors with the ground floor comprising entrance hall with cloakroom, dual aspect sitting room with fireplace and patio doors leading to the rear garden, separate dining room, kitchen breakfast room and lastly a utility room with side door to the driveway. At first floor level the spacious master bedroom has built-in wardrobes and an en-suite bathroom. There are four further bedrooms serviced by a family bathroom.

Externally there is ample driveway parking to the front of the house which leads to the double detached garage. A side gate leads to the enclosed rear garden which is mainly laid to lawn with a range of well-established borders and beds. There is a large patio area and a secluded vegetable patch along with a garden pond and shed.

NB - PHOTOGRAPHS TAKEN IN SEPTEMBER 2023

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 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.

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 turn right into Castle Street. At the end of the road bear left into Sheep Street. Bear right and proceed across the mini roundabout to the main roundabout and turn right towards Tetbury. Before the next roundabout take the turning on the left hand side into Chesterton Lane. The property can be found on the right hand side just before the turning for Cranhams Lane.

What 3 Words

[hike.reporting.liquids](https://www.what3words.com/hike.reporting.liquids)

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - F

Our reference

CIR204170

3rd June 2026

We'd love to hear from you

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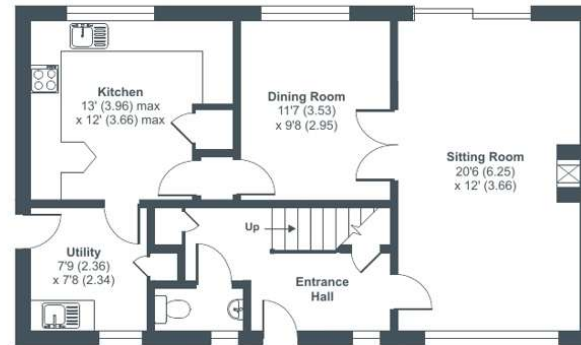
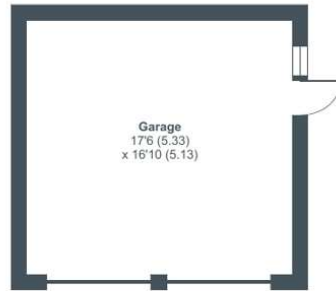
Chesterton Lane, Cirencester, GL7

Approximate Area = 1482 sq ft / 137.6 sq m

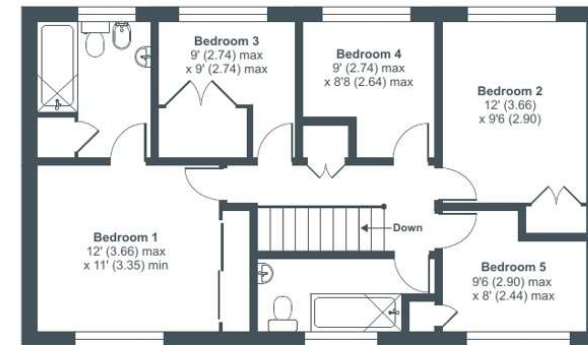
Garage = 294 sq ft / 27.3 sq m

Total = 1776 sq ft / 164.9 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: 1025556



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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.

