

Cheltenham Road, Cirencester, GL7 2HU



- Four Generous Bedrooms
- Family Bathroom
- Shower Room on ground floor
- Garden Room
- Mature garden
- Large garage
- Close to Cirencester
- Shop/Post Office nearby
- EPC E

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Key Features



About the property

Spinet Cottage is a charming semi-detached period home dating back to the 1830s, lovingly cared for by the current owners to retain its warmth and character.

You are welcomed into a generous hallway, with the dining room to the left. This room, featuring a restored sash window, picture rail, large storage cupboard, and a feature gas fireplace, which exudes period charm. To the right is the sitting room, with high ceilings, a feature gas fireplace, two period internal glazed cupboards, and soft furnishings, flowing seamlessly into a sunny conservatory that overlooks the mature gardens.

The kitchen, located to the side, is well-equipped with modern appliances, ample storage, and generous workspace. From the hallway, there is a useful utility space, as well as a ground-floor shower room with WC. Stairs lead down to a cellar, perfect for additional storage.

On the first floor, a spacious landing leads to a beautifully presented family bathroom, complete with a feature fireplace, bath, and built-in storage. Opposite, the principal bedroom boasts impressive ceiling heights, a feature fireplace, and sash windows overlooking the street and distant views. The second bedroom is a large double with plenty of character, a storage cupboard, a sash window, and a feature fireplace, while bedroom four is a charming twin room with views over the rear garden. The second floor provides a landing suitable for a small desk, extensive eaves storage, and a small double bedroom.

Externally, the property benefits from a deceptively large, mature rear garden with multiple seating areas to enjoy throughout the day. There is a wide garage at the rear of the property with an electric roller door for ease of parking. Overall, Spinet Cottage is a beautifully restored period home full of character, offering a wonderful family home within easy reach of Cirencester's amenities.

Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is well within a mile and a half's walk from the centre of Cirencester. Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

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

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road. The house can be found on the left hand side, a little further down from the Post Office.

What 3 Words

joystick.singer.risky

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band – E

Our reference

CIR210025

16th February 2026

We'd love to hear from you

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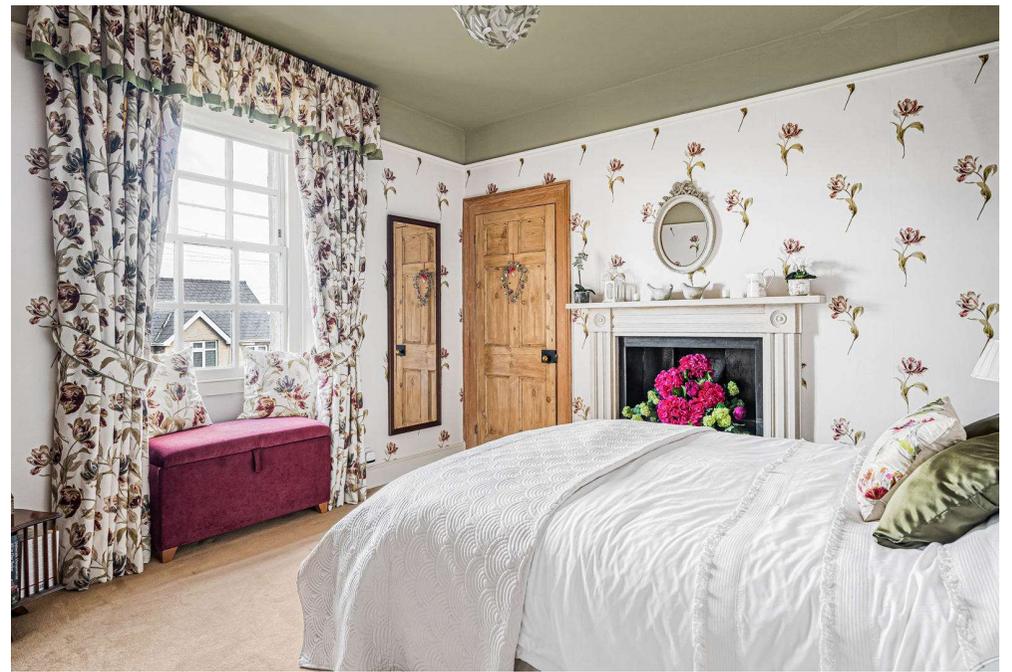
E: cirencester@perrybishop.co.uk

what the owner said

I've absolutely loved living in Spinet Cottage.

It is a pretty period house with a lovely walled garden. The Stratton neighbourhood will make you feel very welcome.

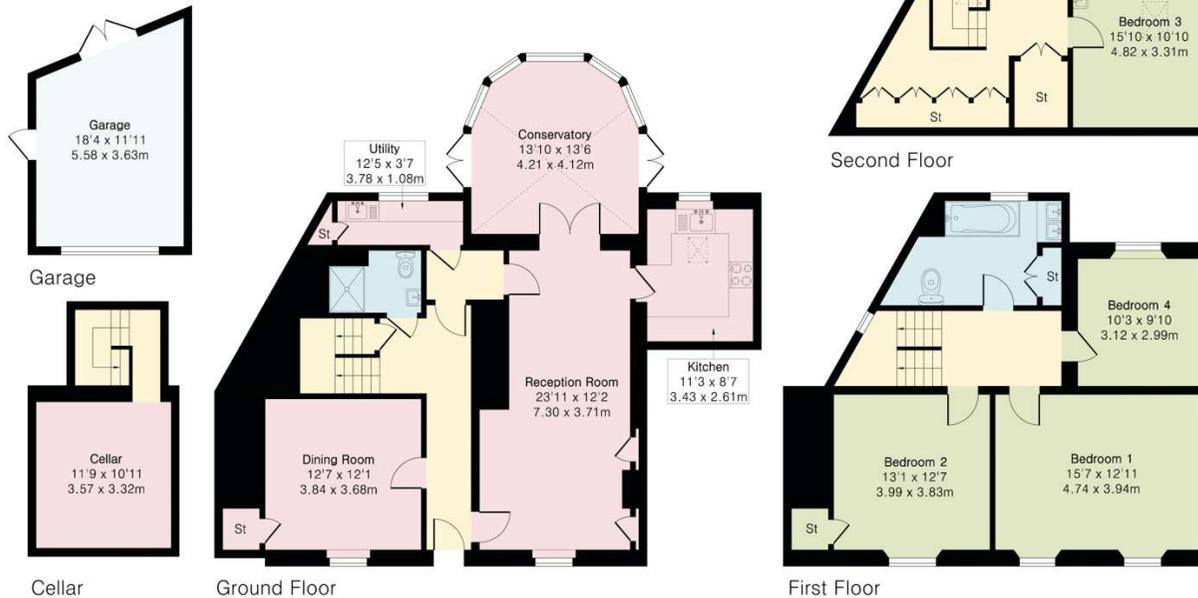






**Approximate Gross Internal Area 2416 sq ft - 225 sq m
(Excluding Garage)**

Cellar Area 178 sq ft – 17 sq m
 Ground Floor Area 1096 sq ft – 102 sq m
 First Floor Area 751 sq ft – 70 sq m
 Second Floor Area 391 sq ft – 36 sq m
 Garage Area 189 sq ft – 18 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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