

Stratton Heights, Cirencester, Gloucestershire, GL7 2RN



Beautifully presented link-detached family home • Four bedrooms • Pleasant outlook • Sitting room, dining room • Fitted kitchen • Upstairs bathroom and downstairs shower room • Pretty gardens garage • Driveway parking • EPC C

Stratton Heights,

Cirencester, Gloucestershire, GL7 2RN

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A fine example of a four-bedroom link detached family home enjoying a most pleasant outlook towards the church. This beautifully presented property occupies a prime position in this popular area on the outskirts of town and is well-served by a wide range of amenities and facilities.

The light and airy well well-proportioned accommodation is approached into an entrance porch which flows through into the dining room. Here there are stairs to the first floor and a door to the downstairs shower room. The sitting room is generous in its proportion and has french doors which lead into the garden. The kitchen has been beautifully appointed with a generous range of wall and base units with working surfaces over, integral appliances, and a door leading to the garage.

At first floor level, the landing leads to the four bedrooms and the main family bathroom which has a separate shower over the bath.

Outside, there is generous driveway parking which leads to the attached garage which again is of generous proportion and has a pedestrian door to the front, back into the property, and the rear. The rear garden is well-enclosed and is two-tiered with a lawn area and a generous patio offering a place to sit and relax. To the side of the property, behind the garage, there is an additional decked area offering an alternative place to entertain.

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 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.

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 passing Roberts Close and take the next left into Park View. Follow round to the right and up the hill taking the second left in to Stratton Heights, continue until the road merges in to Haresfield, bear right here and follow the road as it bends to the right the property can be found on the left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/JC/RN/03052024

We'd love to hear from you

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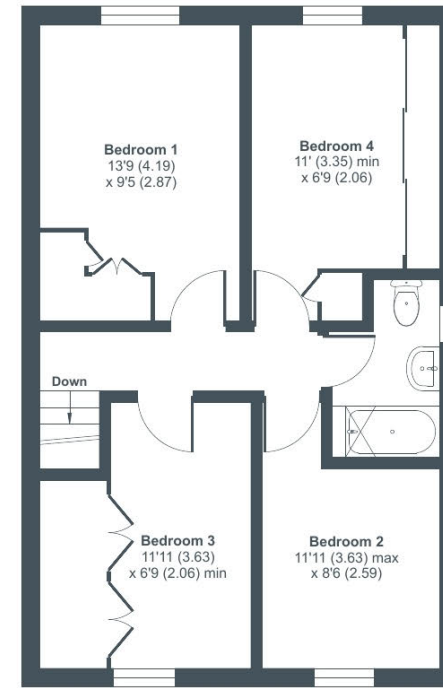
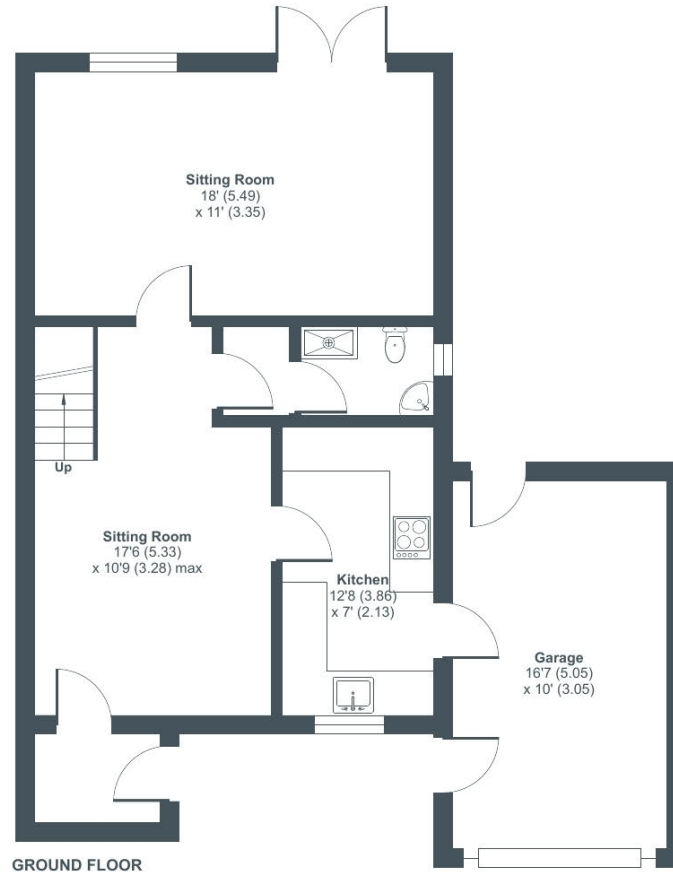
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Approximate Area = 1071 sq ft / 99.4 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1231 sq ft / 114.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1122848



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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.

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