

## Stratton Laurels, Gloucester Road, Cirencester, Gloucestershire, GL7 2JY



Enjoying a tucked away position with wraparound garden • Attractive four bedroom detached family home • Sitting room with fireplace • Dining room, snug/office • Kitchen and breakfast room • Double garage and driveway parking • Selected development • No onward chain • EPC D

# Stratton Laurels,

Gloucester Road, Cirencester, Gloucestershire, GL7 2JY

## Key Features



4

Bedrooms



2

Bathrooms



3

Receptions

## About the property

A generously proportioned four bedroom detached family home sitting in a good-sized wrap around plot, positioned at the end of a small select cul-de-sac of similar substantial homes.

Enjoying a lovely tucked away position the property is well placed with good access to a wide range of amenities, facilities, and lovely countryside walks.

The accommodation briefly comprises of a welcoming reception hallway, with stairs to the first floor and a door to the cloakroom. The sitting room has an attractive stone fireplace with an open grate fire and enjoys a dual aspect including patio doors leading out to the garden, with the dining room also enjoying a dual aspect. There is also a useful study/snug. The kitchen has a range of units with working surfaces over and leads into the breakfast room which in turn follows through into the utility room where there is a door to the rear passageway.

At first floor level the landing leads to the four bedrooms and the main family bathroom which has a corner bath with a shower over. The master bedroom has the added benefit of an en suite shower room.

Outside the gardens are a particularly fine feature of this family home. A gravel driveway provides parking and leads to the double garage with twin up and over doors. The wrap around gardens are predominately laid to lawn with various flower/shrub borders and a patio area offering a place to sit and relax.

## 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.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

## Directions

Head out of Cirencester along the Gloucester Road passing the junction with the Cheltenham Road. Continue and the property can be found at the towards the end of a gravelled drive on your right hand side just past Stratton Court Village on your right.

What3Words: ///devalued.evolution.bandaged

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band- G

## Our reference

CIR/JC/RN/18092024

## We'd love to hear from you

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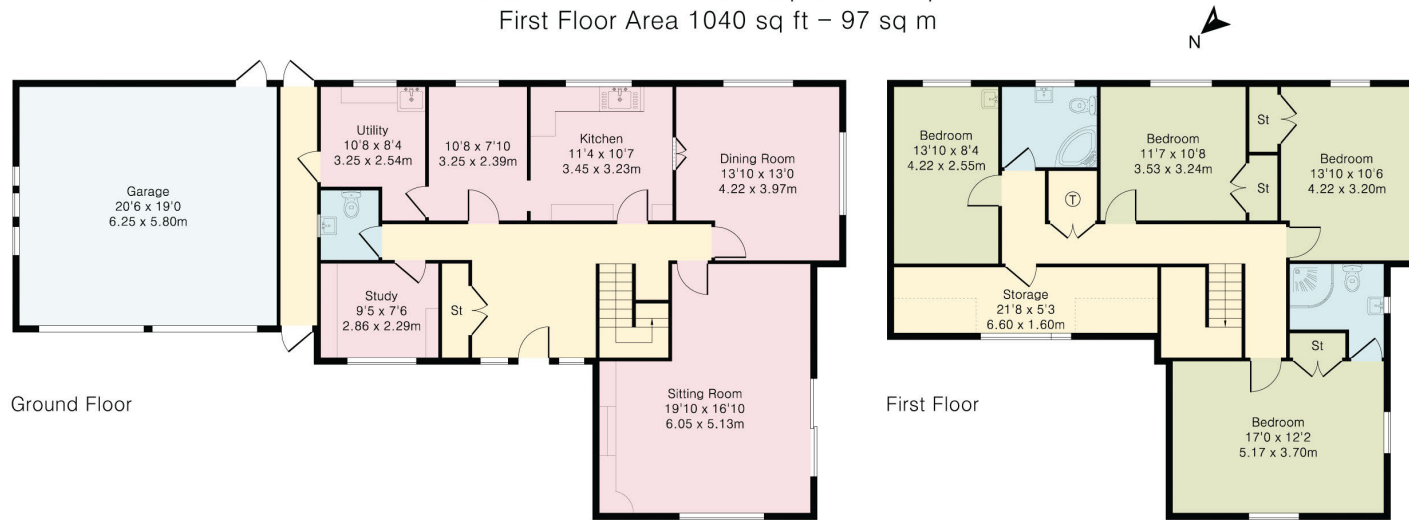




**Approximate Gross Internal Area 2578 sq ft - 240 sq m**

Ground Floor Area 1538 sq ft – 143 sq m

First Floor Area 1040 sq ft – 97 sq m



**PerryBishop**  
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