

PerryBishop

PROPERTY MADE PERSONAL



The Mead, Cirencester, Gloucestershire, GL7 2BB

The Mead,

Cirencester, Gloucestershire, GL7 2BB

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

- 1930s detached home
- Three bedrooms
- Dual aspect sitting room
- Modern kitchen dining room
- Principal bedroom suite with dressing room
- One of Cirencester's most sought after addresses
- Landscaped gardens wraps the property
- EPC: D

About the property

The Mead is one of Cirencester's most sought after addresses with 10 The Mead being a detached 1930s house, having been extended, reconfigured and modernised by the current owners to create a wonderful home.

The accommodation is arranged over two floors with the ground comprising entrance hall, cloakroom, dual aspect sitting room, modern kitchen dining room with larder, bifold doors out to the garden and underfloor heating, generous utility room with rear door and a large modern shower room.

The first floor consists of the landing with loft hatch with pull down ladder accessing a boarded and lit loft, principal bedroom suite with dressing room and double bedroom, two further double bedrooms and a sizeable family bathroom.

Outside, a landscaped garden wraps the property, the rear of the property overlooks a woodland, while to the front is gravelled drive providing ample off street parking and leading to a garage.

Amenities

The Mead is considered one of Cirencester's most sought after addresses, quietly tucked away yet less than half a mile's walk of the Market Place, town centre.

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 turn right into Castle Street, bearing right at the end of the road. Following the one way system, take the first turning on the left hand side. Bear round to the right hand side into Thomas Street. Take the next turning left into The Mead and the property sits at the head of a cul-de-sac.

What 3 Words: [///blemishes.clipped.cases](https://www.blemishes.clipped.cases)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: F

Our reference

CIR/SW/RN/21012025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

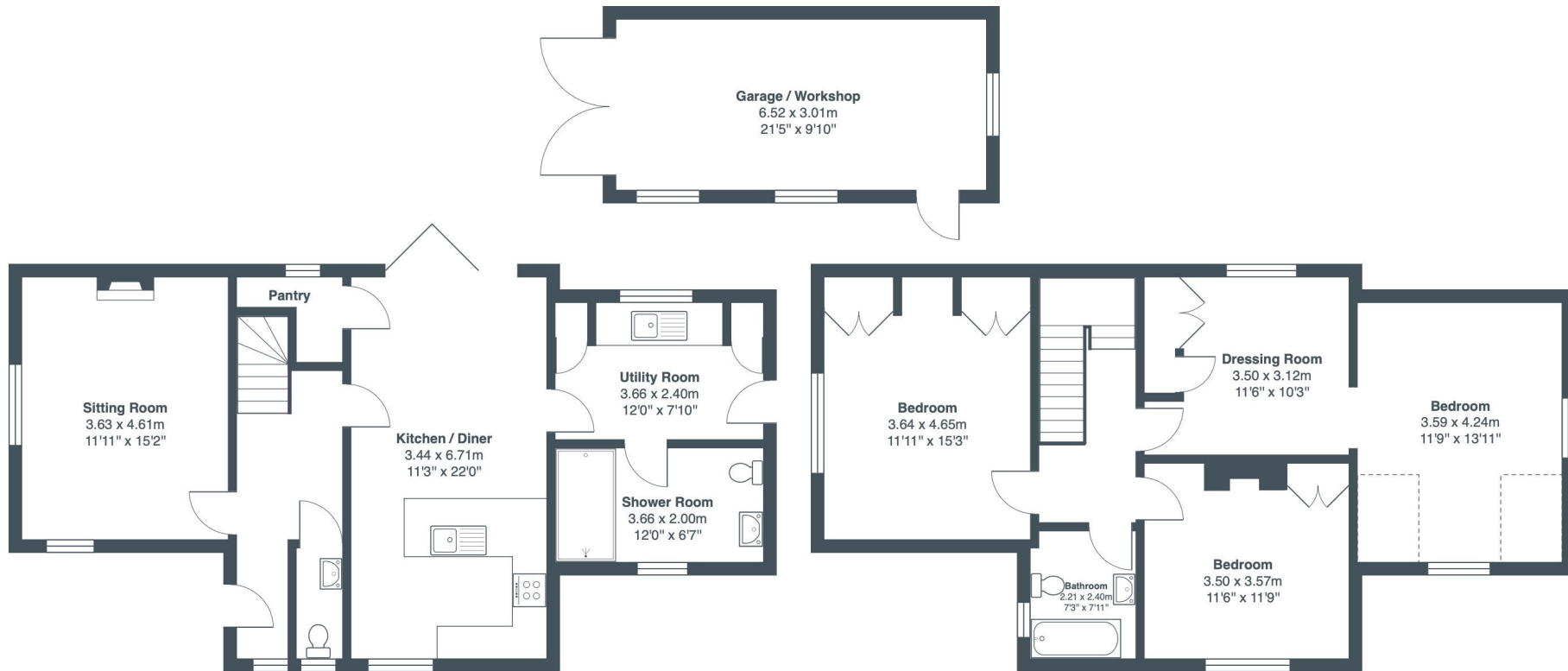
E: cirencester@perrybishop.co.uk











Total Area: 146.5 m² ... 1577 ft² (excluding garage / workshop)

All measurements are approximate and for display purposes only

PerryBishop

PROPERTY MADE PERSONAL





2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](https://www.perrybishop.co.uk)

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.

Gloucestershire • Oxfordshire • Wiltshire

