

Somerville Court, Cirencester, Gloucestershire, GL7 1TG



Extended link detached family home • Four Bedrooms • Dual aspect sitting room and separate dining room • Utility Room & Separate Cloakroom • En-suite shower room & family bathroom • Driveway parking leading to single garage • Secluded west facing rear garden • Sought After 'The Maples' location • EPC TBC

Somerville Court,

Cirencester, Gloucestershire, GL7 1TG

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Set within the sought after 'The Maples' area of Cirencester, just over a mile's walk of the town centre, is this extended four bedroom link detached family home benefitting from a double storey extension and sitting at the head of a cul-de-sac.

The accommodation is arranged over two floors with the ground floor comprising entrance lobby with cloakroom off, dining room, dual aspect sitting room and a modern kitchen family room with pantry and utility room. The first floor offers the four bedrooms, one benefitting from an en-suite shower room while the other three are serviced by a separate family bathroom.

Outside, to the front is a lawn, driveway parking leading to single garage. The garage itself provides access through to an enclosed and secluded west facing rear garden.

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.

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

From our office in Silver Street, Cirencester turn right into Castle Street at the end keep left into Sheep Street crossing over the mini roundabout into Somerford Road. At the junction continue straight over, at the next mini roundabout turn right into Cranhams Lane, take the third turning left into The Maples and then take the first right in to Somerville Court. The property can be found at the end of the cul-de-sac.

What 3 Words :[///loopholes.thousands.cars](https://www.what3words.com/loopholes.thousands.cars)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

CIR/SW/RN/11092024

We'd love to hear from you

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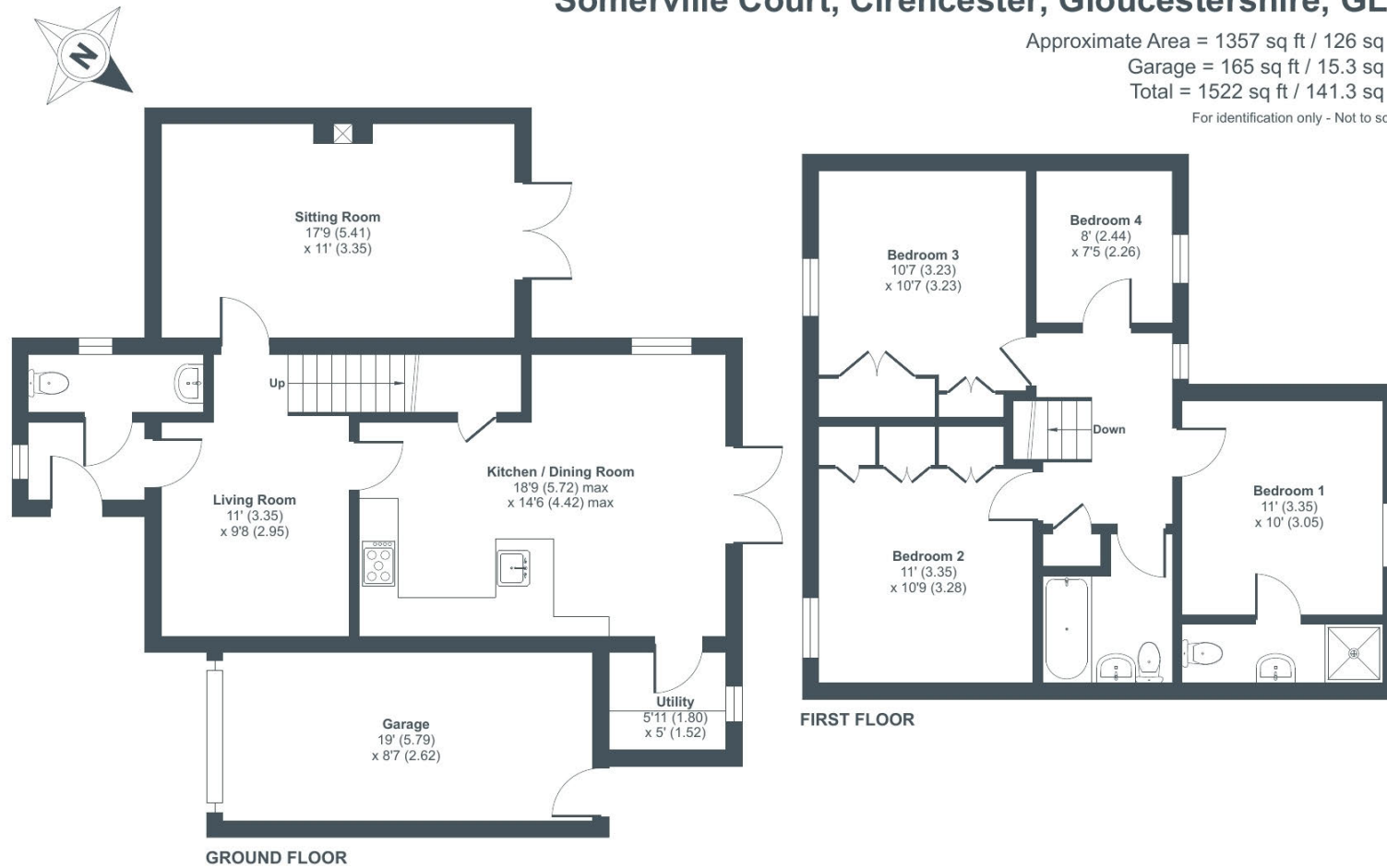
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Approximate Area = 1357 sq ft / 126 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1522 sq ft / 141.3 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: 1184243



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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.

