

Haygarth Close, Cirencester, Gloucestershire, GL7 1WY



● End of terrace home ● Three bedroom ● Sitting room ● Fitted kitchen dining room ● Recently Renovated bathroom ● EPC C

12 Haygarth Close

Cirencester

Key Features



3
Bedrooms



1
Bathrooms



1
Receptions

About the property

Set within a mile and a half's walk of Cirencester town centre and sitting at the end of a small cul-de-sac is this well presented three bedroom end of terrace home. The property also benefits from a secluded rear garden and off street parking.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, sitting room and a recently fitted kitchen dining room opening out to the garden. The first floor offers the three bedrooms and a newly renovated family bathroom.

Outside, to front, driveway parking is offered to the side of the house with gated access leading to the rear garden. To the rear is a landscaped, low maintenance garden offering a good degree of privacy.

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.

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 the office in Silver Street, head up Castle Street staying in the right hand lane. At the mini roundabout go straight over and at the large roundabout take the third exit towards Tetbury. After the overhead bridge take the first left into Chesterton Lane. Take the second right into Cranhams Lane and follow the road round and take the fifth road on the right hand side. Turn into Haygarth and follow the road round to the left, the property can be found facing you.

What3Words: [///resettle.plantings.stem](https://www.what3words.com/#!/resettle.plantings.stem)

Services & Tenure

Tenure – Freehold

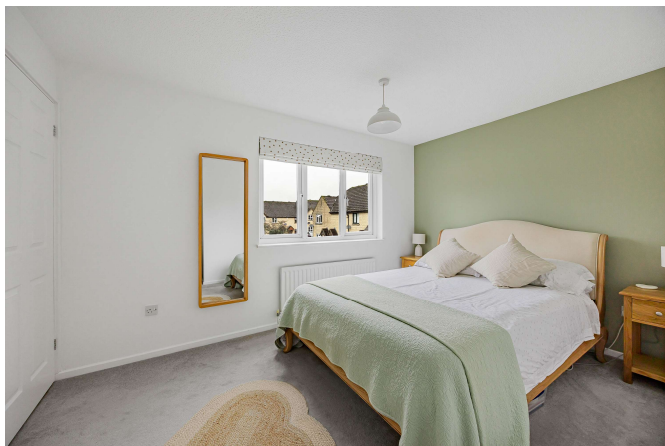
Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas





Local Authority
Cotswold District Council

Council tax Band - C

Our reference
CIR220243
30th October 2025

We'd love to hear from you
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk



what the owner said

"We love our home for its peace, privacy and perfect location. It's quiet with friendly neighbours, not overlooked and close to town.

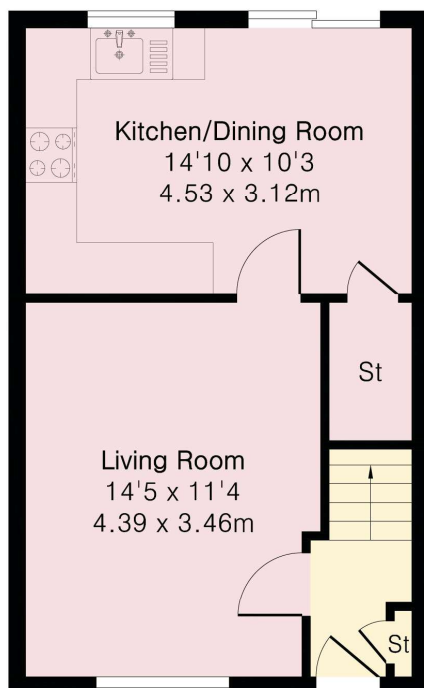
Surrounded by nature, we enjoy birds singing in our sunny south east facing garden during Spring, Summer and Autumn. The house is well looked after and would welcome any family."



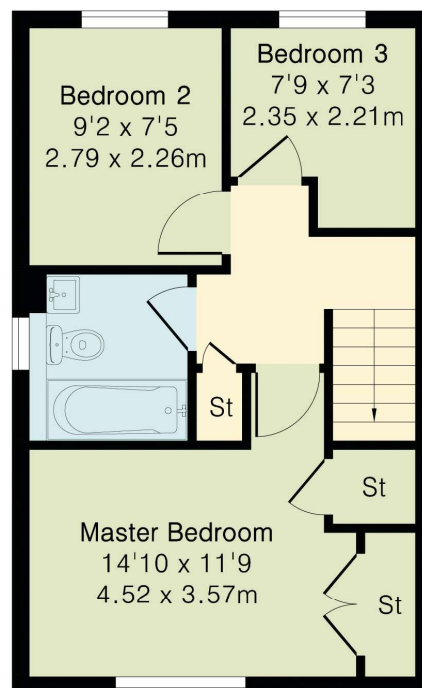
Approximate Gross Internal Area 742 sq ft - 68 sq m

Ground Floor Area 371 sq ft – 34 sq m

First Floor Area 371 sq ft – 34 sq m



Ground Floor



First Floor

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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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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

