

Bowling Green Lane, Cirencester, Gloucestershire, GL7 2DZ



Converted Cotswold stone farm building • Separate sitting and dining rooms • Modern fitted kitchen • Off street parking for two vehicles • Secluded and enclosed courtyard garden • Converted outbuilding with skylight, power and lighting. • Just over half a mile's walk of Cirencester town centre • NO ONWARD CHAIN • EPC D

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Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

Offered for sale with no onward chain and situated just over half a mile's walk of Cirencester town centre and with immediate access to countryside walks via Stratton Meadows and the Humpty Dumps is 'The Tallet'. A deceptively spacious and beautifully presented two bedroom converted Cotswold stone farm building, that further benefits from double glazing, off street parking, private courtyard rear garden and useful outbuilding.

The accommodation is arranged over two split levels with the ground floor comprising entrance hall, sitting room with steps down leading to a modern fitted kitchen and separate dining room that opens out to the rear garden. The first floor consists of the a generous principal bedroom with vaulted ceiling and exposed beams, second double bedroom and modern fitted shower room.

Outside, to the front is private parking spaces for two vehicles including an electric charging point, while to the rear is a secluded and enclosed courtyard garden providing access to recently converted outbuilding providing an office space/storage/exercise room with skylight, power and lighting.

NB - Earlier in 2025 the vendors replaced the roof

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.

Amenities

The market town of Cirencester dates back to Roman times and 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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools, a sixth form college campus and the Royal Agricultural University. There are also good independent schools in the surrounding areas. Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from being on the edge of the ever popular Cotswold Water Park with all the activities that has to offer.

Directions

From Cirencester centre leave the Market Place past the church into Dollar Street , follow the round to the right and then at the traffic lights filter left onto Abbey Way. Turn right after a few hundred yards into Bowling Green Lane. Follow the road almost to end, turn right through a set of 5 bar gates and the property can be found on the left hand side.

What3Words: ///leaflet.evolution.twist

Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected. The property is on oil.

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

CIR/SW/CDH/27082025

We'd love to hear from you

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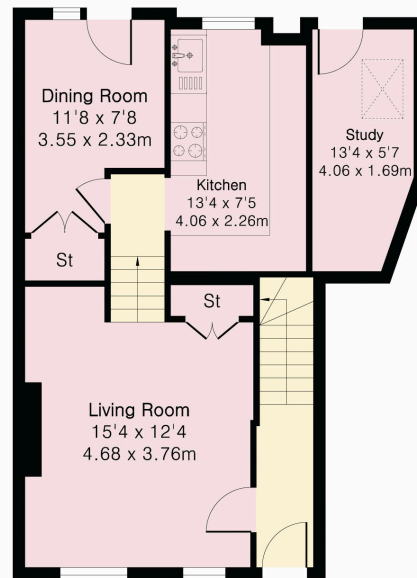




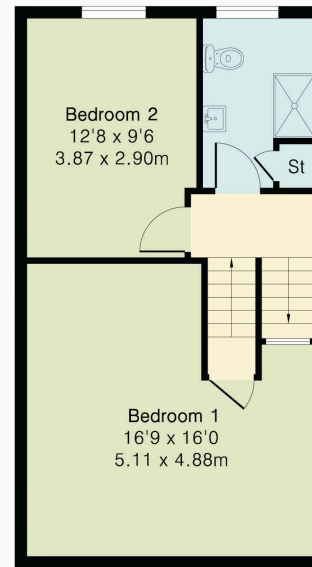
Approximate Gross Internal Area 998 sq ft - 93 sq m

Ground Floor Area 534 sq ft – 50 sq m

First Floor Area 464 sq ft – 43 sq m



Ground Floor



First Floor



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PROPERTY MADE PERSONAL



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

