

Laurel Cottages, Siddington, Cirencester, GL7 6HE



Enjoying a tucked away setting • Three bedrooms, principle with en-suite • Sizeable sitting room
• Conservatory overlooking the garden • Kitchen/breakfast room, study • Garage and gardens •
EPC TBC

Laurel Cottages,

Siddington, Cirencester, GL7 6HE

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

2 Laurel Cottages is a lovely, well-proportioned, period, family home enjoying a pleasant tucked-away position in this popular village on the outskirts of Cirencester. The property is well placed with good access to a wide range of amenities and facilities.

The accommodation is arranged over two floors and briefly comprises of a generous entrance porch that leads through to an inner hallway where there is a door to the cloakroom. The sitting room is of good size and has french doors leading into the conservatory where you can sit, relax and overlook the garden. There is a very useful study. The kitchen/breakfast room has a range of wall and base units with working surfaces over and integrated appliances.

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

Outside the gravel driveway provides parking for three cars and there is a single garage. Pedestrian side access leads to the rear garden which is well-enclosed and offers a good degree of privacy. It is predominately laid to lawn with flower/shrub borders.

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, 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.

Directions

From our office in Cirencester turn right into Castle Street. Bear left at the end of the road into Sheep Street, follow the road round to the right. Continue over the mini roundabout by Waitrose and then take the first at the main roundabout. Proceed over the next roundabout and then take your third exit at the main Tesco roundabout along the A417 towards Swindon. At the next roundabout double back on yourself and take the first left towards South Cerney and Siddington. Continue along South Cerney Road, after a few 100 yards turn right signposted Siddington. At the end turn left. Take your next left by the shop into The Laurels. The property can be found on your right hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/JC/RN/22052024

We'd love to hear from you

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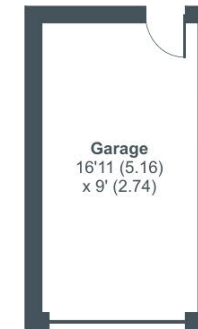
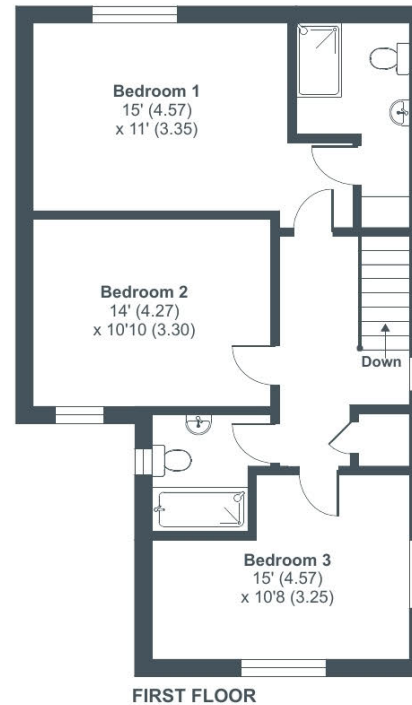
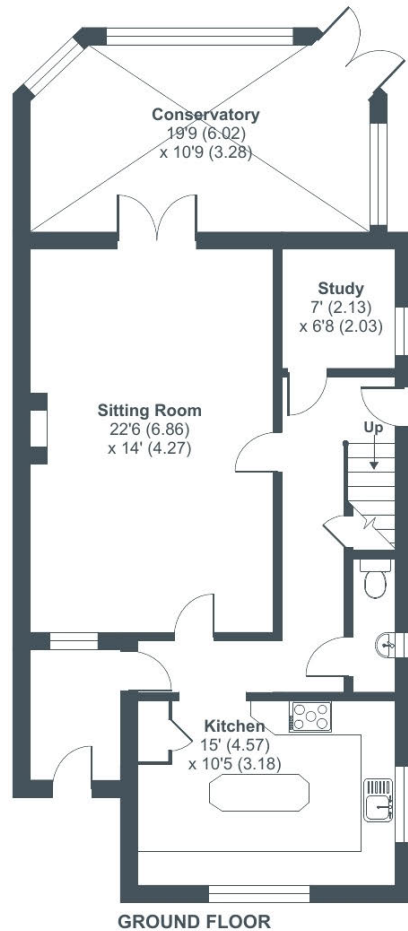
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Approximate Area = 1714 sq ft / 159.2 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1869 sq ft / 173.6 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). © nichecom 2024. Produced for Perry Bishop. REF: 1133416



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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.

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