

Cirencester, Gloucestershire, GL7 1DW



3 Bedrooms • Spacious Sitting/Dining Room • Modern Kitchen • Private Rear Garden • Single Garage & Off-Street Parking • Quiet Cul-de-Sac Location • Approx. 882 sq ft of Internal Living Space • Close to Schools, Shops & Town Centre • EPC D

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#### Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

#### About the property

Tucked away in a peaceful and sought-after residential area of Cirencester, this beautifully maintained three-bedroom home on Crabtree Lane offers spacious and versatile accommodation ideal for modern family living. Featuring a generous sitting/dining room, private garden, and garage, this property is perfectly placed for access to local amenities, schools, and countryside walks – all within a short distance from Cirencester town centre.

#### Property Description:

##### Ground Floor

You are welcomed into a bright entrance hall with stairs leading to the first floor. The ground floor benefits from a spacious and open-plan sitting/dining room (22'10" x 18'7" max) that offers plenty of room for family living and entertaining, with direct access to the rear garden. The kitchen (9' x 7'6") is well-appointed with fitted units, worktop space, and integrated appliances, with a window overlooking the front.

##### First Floor

Upstairs you'll find three bedrooms, including a spacious principal bedroom (12'8" x 11'4" max) with built-in wardrobes. Bedroom 2 is a well-sized double (12'6" x 8'11" max), while bedroom 3 (8'1" x 7'1") offers the perfect space for a child's room, home office or guest room. The family bathroom features a bath with overhead shower, washbasin and WC.

#### 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 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.

#### Directions

From our office, you'll be turning right onto Silver Street toward the Market Place roundabout.

At the roundabout, take the 2nd exit onto Cricklade Road (A429).

Proceed 0.3 miles along Cricklade Road.

Turn right at the junction onto Queen Elizabeth Road.

Take the next right onto Golden Farm Road.

Then take the first left onto Crabtree Lane, and you'll find the property on the left.

What3Words /// shoppers.munch.outpost

#### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

#### Local Authority

Cotswold District Council.

Council Tax Band B.

#### Our reference

CIR/TJ/CDH/15072025

#### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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## Crabtree Lane, Cirencester, Gloucestershire, GL7

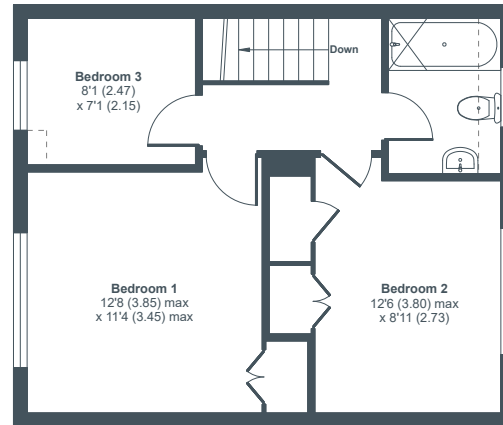
Approximate Area = 882 sq ft / 81.9 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 139 sq ft / 12.9 sq m

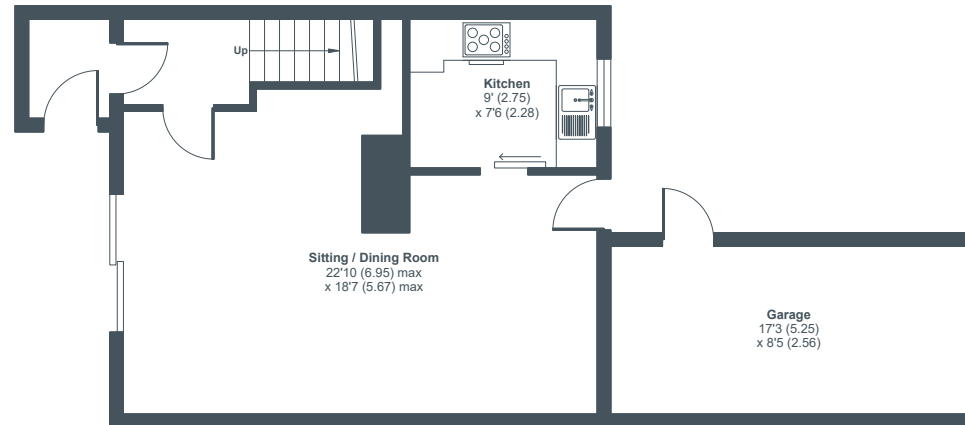
Total = 1027 sq ft / 95.3 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted  
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Perry Bishop. REF: 1320978



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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

