

PerryBishop

PROPERTY MADE PERSONAL



Cirencester, Gloucestershire, GL7 2HE

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Impressive four bedroom detached home with no onward chain
- Spacious plot with potential for extension (STPP)
- Two reception rooms plus bright conservatory
- Two en-suites, plus family bathroom
- Integral garage
- Large, private rear garden
- Rare opportunity in a sought-after location
- Within a mile's walk of the town centre's Market Place

About the property

Situated within a mile's walk of Cirencester's town centre's Market Place, is this impressive four bedroom detached family home is offered for sale with no onward chain and sitting on a generous plot. With well-proportioned living space and scope for further extension (subject to necessary permissions), this is a fantastic opportunity for families seeking a spacious and versatile home.

The accommodation is arranged over two floors and briefly comprises: entrance porch, hallway, cloakroom, a spacious dual-aspect sitting room, separate dining room leading into a bright conservatory, and a well-appointed kitchen breakfast room. The integral garage provides additional convenience and storage. Upstairs, you'll find the four good sized bedrooms, including two with en-suite facilities, along with a separate family bathroom.

Outside, the property truly excels. A generous driveway offers ample parking and access to the integral garage with an electric up-and-over door. A gravelled path runs around the side of the ho

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.

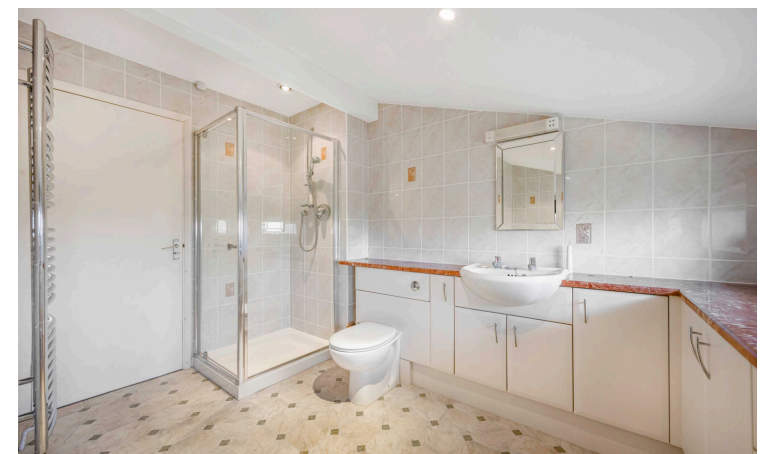
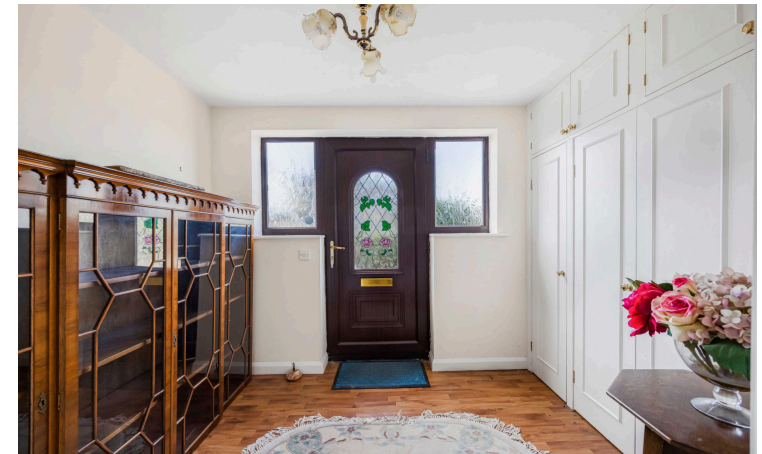
Amenities

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

Directions

From our office in Cirencester, proceed left towards the market place, upon entering the market place turn immediately left out of the market place into Dollar Street. At the end of the road, bear right into Spitalgate Lane, at the traffic lights follow straight over into The Whiteway take the first turning on the left hand side into Bowling Green Road, turn right into Berry Hill Road, with the property being found the right hand side.

What3Words /// evolution.outer.folders

Services & Tenure

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

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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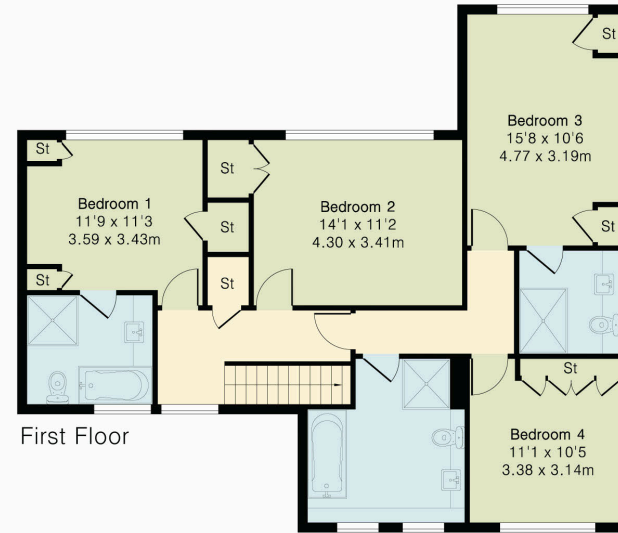
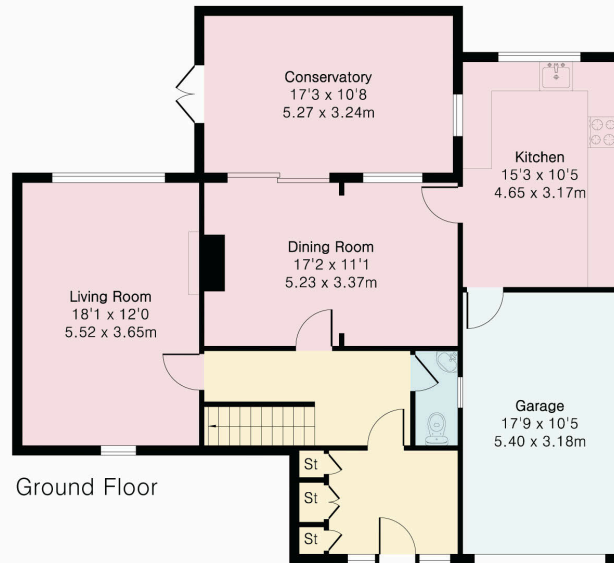




**Approximate Gross Internal Area 2132 sq ft - 198 sq m
(Including Garage)**

Ground Floor Area 1154 sq ft – 107 sq m

First Floor Area 978 sq ft – 91 sq m



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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

