

Gardner Way, Cirencester, Gloucestershire, GL7 1ZA



Detached family home • Four double bedrooms • Generous open plan kitchen dining room • Study/playroom • Separate utility room & cloakroom • Landscaped private rear garden • NHBC Buildmark Insurance Certificate valid until 29th June 2027 • Part of the 2017 constructed David Wilson 'Pembroke Park' development • EPC B

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Cirencester, Gloucestershire, GL7 1ZA

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Situated on the eastern outskirts of Cirencester on the 2017 constructed David Wilson 'Pembroke Park' development, around a mile's walk from the town centre, is this one of only three of the largest "Layton" style four bedroom detached family homes.

The property is well specced and still in immaculate condition. The accommodation is arranged over two floors. The ground floor comprises entrance hall, cloakroom, generous open plan kitchen dining room, utility room, study/playroom and a dual aspect sitting room. The first floor offers the four well-proportioned double bedrooms, en-suite to the principal bedroom and a separate family bathroom.

Outside to the rear is a private and enclosed garden with direct access in to a single garage beyond, as well as to the off street parking.

NB - the property is subject to a management fee of £282.50 per annum and benefits from a NHBC Buildmark Insurance Certificate valid until 29th June 2027.

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, independent specialist retailers, a weekly market and a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool,

open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

From our office in Cirencester follow through the Market Place into Dyer Street going straight over the traffic lights onto London Road. Go straight over the roundabout and immediately bear right onto London Road. Continue over the next mini-roundabout. Take your next left into Gardner Way.

Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

CIR/SW/RN/O9012024

We'd love to hear from you

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what the owner said

"Cirencester is an attractive, bustling town with a strong sense of community. The collection of restaurants, pubs, art galleries, speciality shops, parks, boutiques and antiques markets along with its easy connectivity makes this town an ideal home.

When we first visited Cirencester, we were impressed by the town center and warmth displayed by almost every person we met, and decided this would be an ideal place to call home. Our home in Gardner Way is perfectly located, in a quiet residential area, facing a playground, and roughly 12 minutes' walk to the center and 5 minutes' drive to A417 with easy access to Swindon, London, Oxford, Birmingham or Bristol.

Dual aspect living-, dining-, and bedrooms make this a bright home. There are 4 large double bedrooms with plenty of storage space. Separate living and dining spaces, and the outside patio are ideal for hosting large family events and parties. The garden is low maintenance, with mature berry plants and fruiting trees."







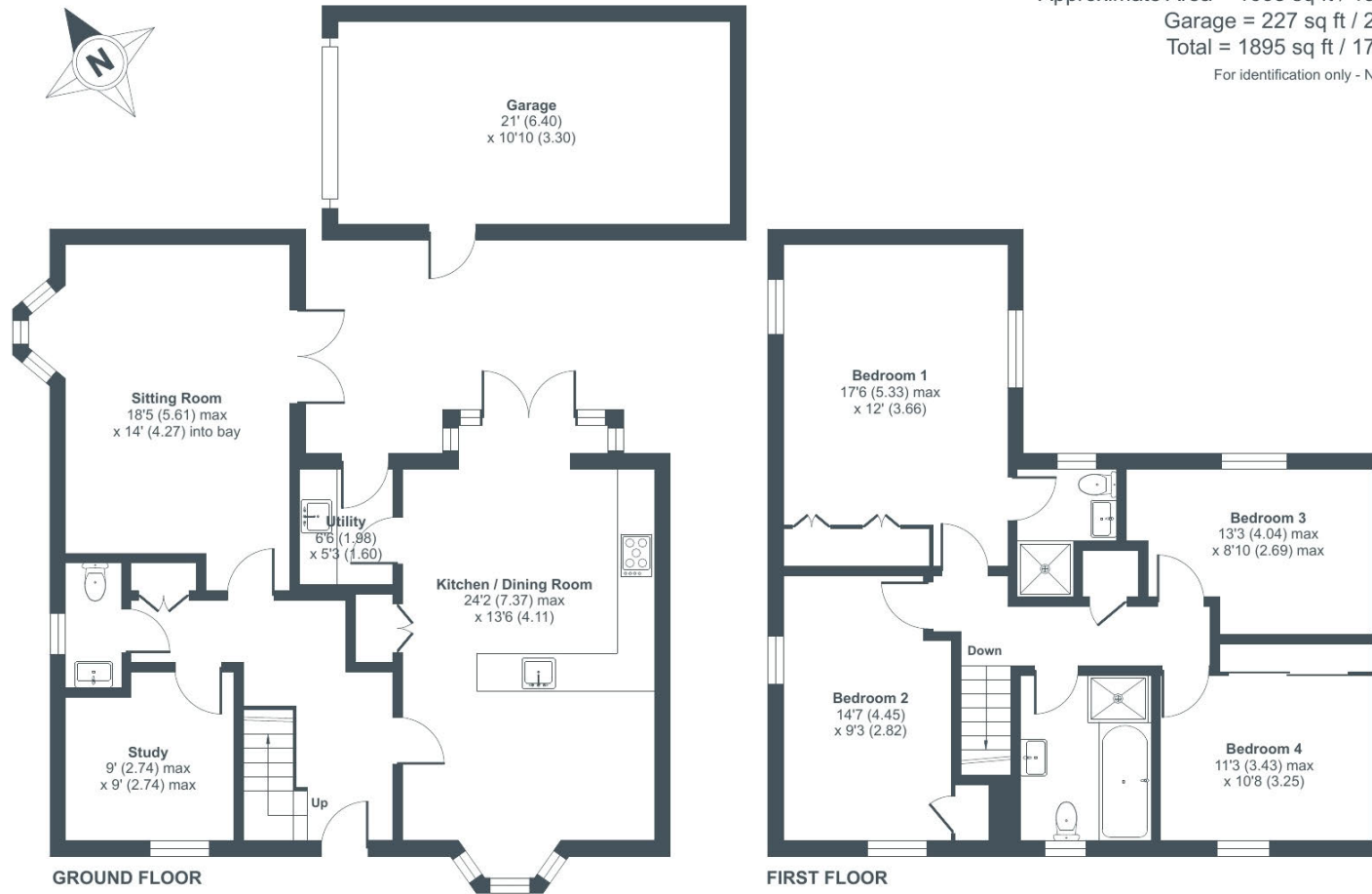
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Approximate Area = 1668 sq ft / 155 sq m

Garage = 227 sq ft / 21 sq m

Total = 1895 sq ft / 176 sq m

For identification only - Not to scale



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