

PerryBishop

PROPERTY MADE PERSONAL

Stratton Heights, Cirencester, Gloucestershire, GL7 2RH



Beautiful extended family home • Three bedrooms • Sitting room and kitchen/diner • Utility room and cloakroom • Lovely garden • Garage • Pleasant position • EPC C



Stratton Heights,

Cirencester, Gloucestershire, GL7 2RH

Key Features



3
Bedrooms



1
Bathroom



1 to 2
Receptions

About the property

A beautifully presented and extended three-bedroom end-of-terrace family home sitting in a generous-sized plot in this popular and highly regarded area. The property is well placed to be close to a wide range of amenities, facilities, and some delightful countryside walks.

The well-proportioned flexible accommodation briefly comprises of an entrance hallway which leads into the sitting room where there are stairs to the first floor. The kitchen/diner is the main hub of this wonderful property. The kitchen is well fitted with a range of wall and base units with working surfaces over and some integral appliances. In the dining area, there is ample room for a table and a door leading into the garden. A door from the kitchen leads to the utility room which in turn leads into the cloakroom.

At first floor level, the landing leads to the three bedrooms and the main family shower room which has a sizeable walk-in

shower, wash hand basin, and wc. The principal bedroom is of generous proportion and has a range of fitted wardrobes. The second bedroom has a built-in wardrobe and other storage.

Outside, the garden is generous in its size and is well enclosed, enjoying a good degree of privacy. It has been designed with ease of maintenance in mind and there are a choice of areas to sit, relax, and entertain whilst enjoying views out towards the countryside. At the rear, there is a gated driveway, off-road parking, and a single garage.

Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community yet the property is within a mile and a half's walk from the centre of Cirencester. Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.





Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left, onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road passing Roberts Close and take the next left into Park View. Follow round to the right and take the hill taking the second left in to Stratton Heights, where the property can be found on the left hand side.

What 3 Words: ///charities.trials.cookers

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/RN/11072024

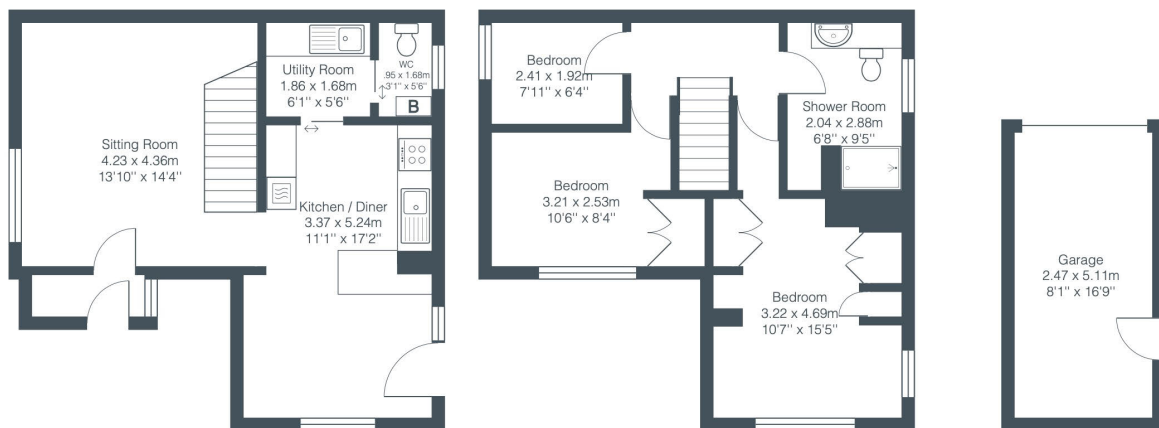
We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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Total Area: 84.3 m² ... 907 ft² (excluding garage)
 All measurements are approximate and for display purposes only.

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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

