

## May Tree Close, Coates, Gloucestershire, GL7 6NQ



- Extended detached home
- Four bedrooms
- Modern fitted kitchen dining room
- Sitting room and garden room
- Utility room & cloakroom
- Family bathroom and en-suite
- Garage with driveway parking
- Southerly facing rear garden
- Popular village approximately four miles west of central Cirencester
- EPC D

# May Tree Close,

Coates, Gloucestershire, GL7 6NQ

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Situated in the popular and conveniently located village of Coates is this extended and beautifully presented detached four bedroom family home benefitting from a southerly facing rear garden, single garage and off street parking.

The extended accommodation is arranged over two floors, with the ground floor comprising an entrance hall with a cloakroom off, and a modern newly fitted kitchen/ dining room. A side extension provides a practical utility room which doubles as a useful secondary entrance. A generous sitting room, with a modern wood burner and new bifold doors, opens into a lovely garden room, giving a large sociable space. The first floor provides four bedrooms, with the principal bedroom boasting a stylish, modern en-suite bathroom, while the other three bedrooms are serviced by a newly fitted family bathroom.

Outside, to the front is driveway parking, leading to the garage which benefits from power, lighting, and a recently installed electric door. A gated side access leads to a southerly facing, well tended, and walled landscaped garden.

## Amenities

Coates is a popular village located approximately four miles west of central Cirencester and close to Cirencester Park owned by the Bathurst Family. The village has an active social community including several clubs and village hall. The village's Parish Church of St Matthews dates back to the 13th century, the building has a perpendicular tower, 13th century piscina, Norman font and a Norman doorway.

Coates is the nearest village to the source of the river Thames at the Thames Head public house. The Tunnel House Inn can also be found just beyond the edge of the village towards Tarlton.

The nearest railway station is Kemble, an approximate three mile drive, offering direct links to London Paddington, Cheltenham and Swindon.

The area is noted for both its private and state schools. Recreational opportunities in the area include Cheltenham Racecourse, polo at Cirencester and Westonbirt, water sports at the Cotswold Water Park, hunting with the VWH and a good availability of golf courses, shooting and equestrian facilities.

## 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.

## Directions

From our office in Cirencester turn right onto Castle Street, bearing left at the end of the road into Sheep Street. Follow the road round to the right and proceed across the mini roundabout. At the main roundabout turn right signposted Stroud and Tetbury. After approximately a mile turn left signposted Coates. Follow this road into the village, and turn left into May Tree Close and then bear right with number 19 being found on your left hand side.

What 3 Words

**tinned.fussy.gent**

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Oil

## Local Authority

Cotswold District Council

Council tax Band - E

## Our reference

CIR240100

25th March 2026

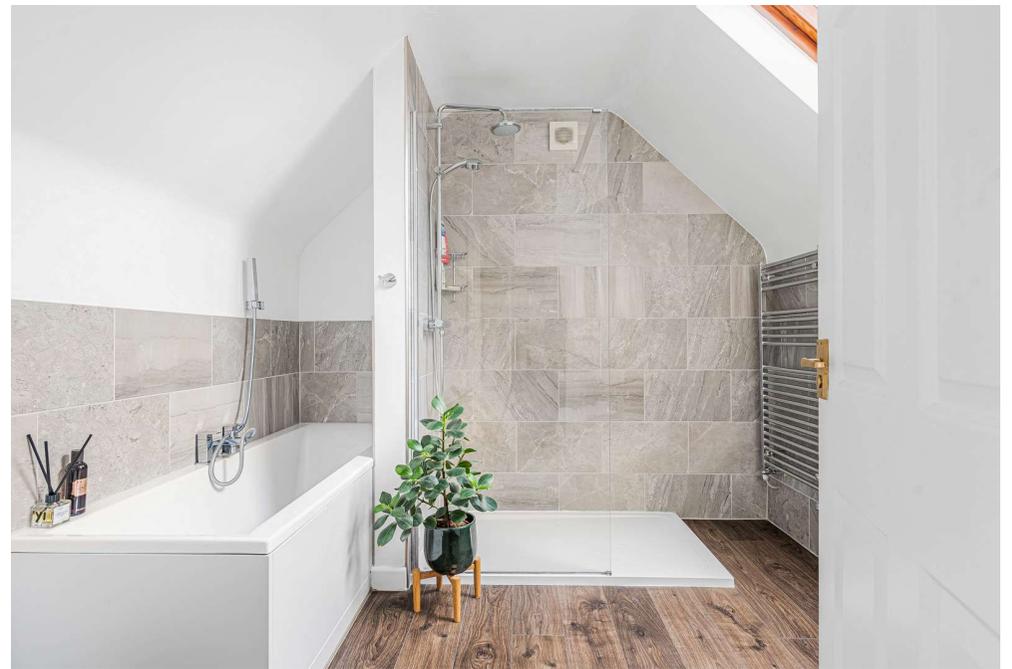
## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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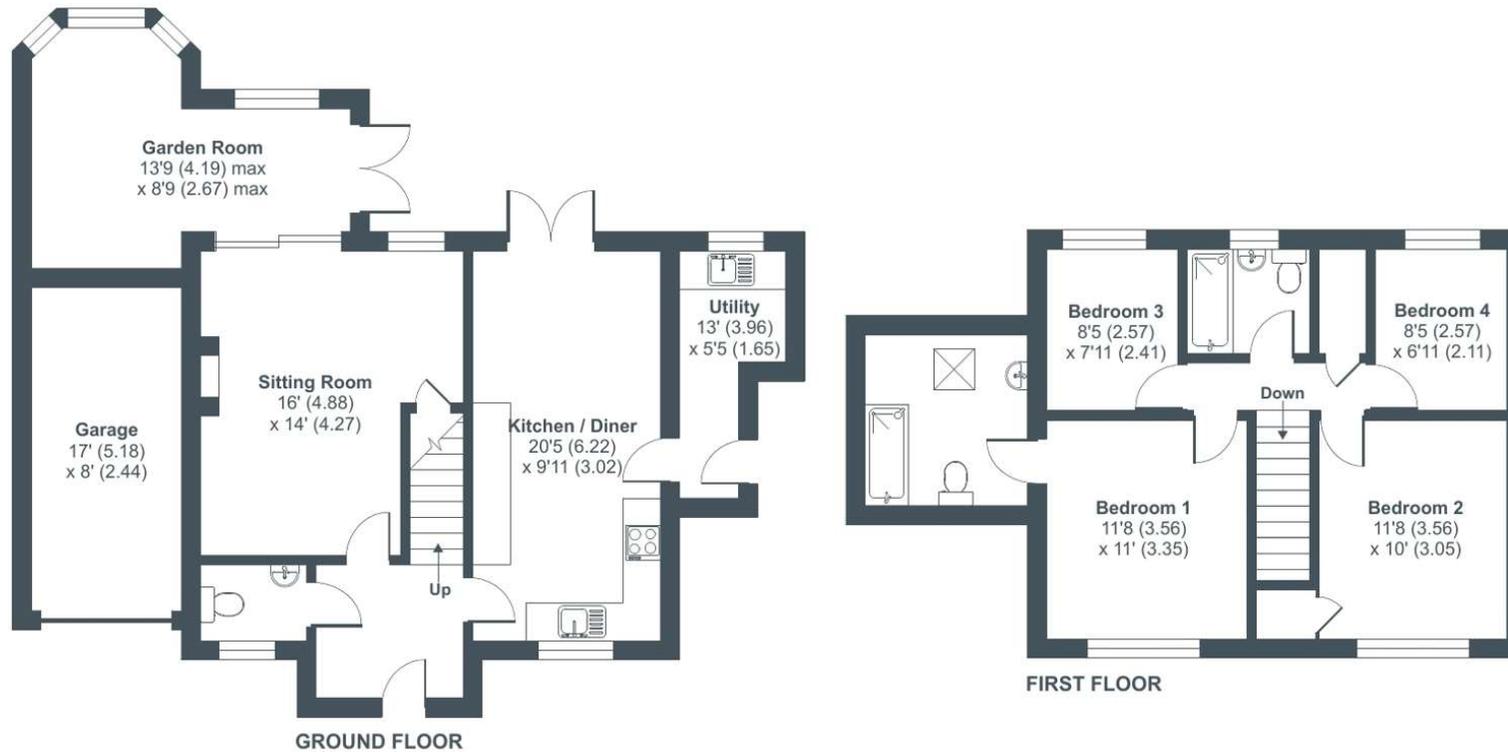
# May Tree Close, Coates, Gloucestershire, GL7

Approximate Area = 1350 sq ft / 125.4 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1486 sq ft / 138 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: 1101785



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