

Watermoor Road, Cirencester, Gloucestershire, GL7 1LF



Beautiful period house on fringes of town • Most generous garden and ample parking • Four bedrooms • Bathroom and shower room • Sitting room with dining area • Kitchen/breakfast room • Full of charm and character • EPC D

Watermoor Road,

Cirencester, Gloucestershire, GL7 1LF

Key Features



4
Bedrooms



2
Bathrooms



1 - 2
Receptions

About the property

A stunning, attractive four-bedroom end-of-terrace family home sitting in a most generous sized plot with ample parking. This delightful stone residence is full of charm and character, and offers a lovely contemporary lifestyle way of living.

The property is well-placed to be close to all of Cirencester's amenities and facilities. It briefly comprises of an entrance porch which leads through into the entrance hall where there is flagstone flooring and a door to the sitting room. The sitting room has a wonderful feature fireplace and two windows to the front. The dining area has a built-in bookcase and stairs to the first floor. The kitchen/breakfast room has a range of units with working surfaces over, matching wall cupboards, ample room for a table, and a door to the garden.

At first floor level, the landing has stairs to the second floor. There are two bedrooms, a shower room, and a bathroom with a separate shower over the bath.

On the second floor, the landing leads to two further bedrooms.

Outside, the gardens are a particularly fine feature of this wonderful property. There is ample driveway parking. A gate leads into the rear garden which is most generous in its proportion. It enjoys a good degree of privacy and is predominantly laid to lawn with flower/shrub borders. There is a choice of areas to sit, relax, or entertain and a marvellous summer house where you can enjoy al fresco dining or soaking up the sun. There is also, attached to the property, a utility room.

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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

From our office in Cirencester proceed right along Castle Street bear left at the end of the road into Sheep Street, stay in the right hand lane. At the mini roundabout go straight over, and take the first exit at the next roundabout. Follow the dual carriageway to the next roundabout and take the first exit into Watermoor Way. Take the first turning right into Watermoor Road, the house can be found on the left hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/JC/RN/15042024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk









Total Area: 141.6 m² ... 1525 ft²
 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.

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