

# PerryBishop

PROPERTY MADE PERSONAL



**The Hidden House**, 4A London Mews, Cirencester, Gloucestershire, GL7 1GE



# The Hidden House,

4A London Mews, Cirencester, Gloucestershire, GL7 1GE

## Key Features



4  
Bedrooms



3  
Bathrooms



2  
Receptions

- Recently built Cotswold Stone family home within walking distance of the Market Square
- Four double bedrooms with two en-suites and family bathroom
- Spacious kitchen/family room with bi-fold doors into garden
- Generous dual aspect sitting room
- Separate utility room and cloakroom
- Substantial gated driveway parking
- Landscaped gardens
- EPC: B

## About the property

A truly stunning Cotswold stone four-bedroom detached, family home within easy walking distance of the Market Square. The property, which is less than a year old is well placed with good access to a range of amenities, facilities, and some delightful countryside walks.

This beautifully appointed home has been carefully crafted by a well-regarded local builder and finished to a high standard. Offering a light and airy contemporary lifestyle way of living the property has been further enhanced including landscaped gardens. Sitting at the very end of a select quiet cul-de-sac the property comes with generous gated driveway parking.

The accommodation briefly comprises of a welcoming

entrance hall with stairs to the first floor and a door to the cloakroom. There is a sizeable dual-aspect living room with a wonderful feature stone fireplace and a bespoke fitted bookcase. The well-equipped, solid wood shaker-style kitchen has a generous range of units and built-in appliances with Silestone worktops and a centrally located island. There is ample room for a table and sofa as desired. Aluminium bi-fold doors open onto the south-facing patio and garden where you can sit, relax, and entertain. The separate utility room has a door to the garden and understairs storage. The ground floor level benefits from Hive-controlled underfloor heating.

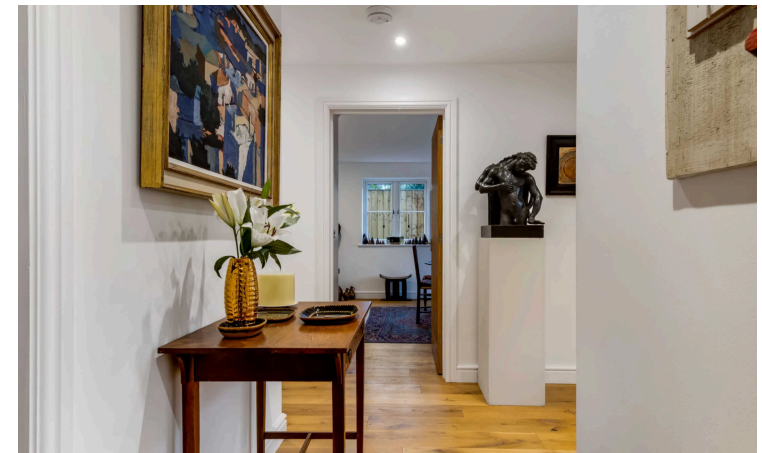
At first floor level, the landing leads to the four double bedrooms and the main family bathroom. The two principal bedrooms have the added benefit of en-suite shower rooms. Three of the bedrooms have fitted wardrobes. The master en-suite and family bathroom both benefit from electric underfloor heating.

Outside, the property is approached by electric gates and has substantial driveway parking. The gardens have been carefully designed. The primary garden area is south-facing and extends to the side. The rear garden has a private terrace area offering a place to sit and relax. The property also benefits from an EV charger.

## 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 and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

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

#### **Directions**

From our office in Cirencester turn left to the traffic lights, go through the Market Place into Dyer Street. At the traffic lights follow straight over onto London Road, at the roundabout go straight over bearing immediately right onto London Road with London Mews being found on the left hand side. The property is at the very end.

#### **Services & Tenure**

The tenure is Freehold.

#### **Local Authority**

Cotswold District Council

Council Tax Band: F

#### **Our reference**

CIR/JC/RN/02042024

#### **We'd love to hear from you**

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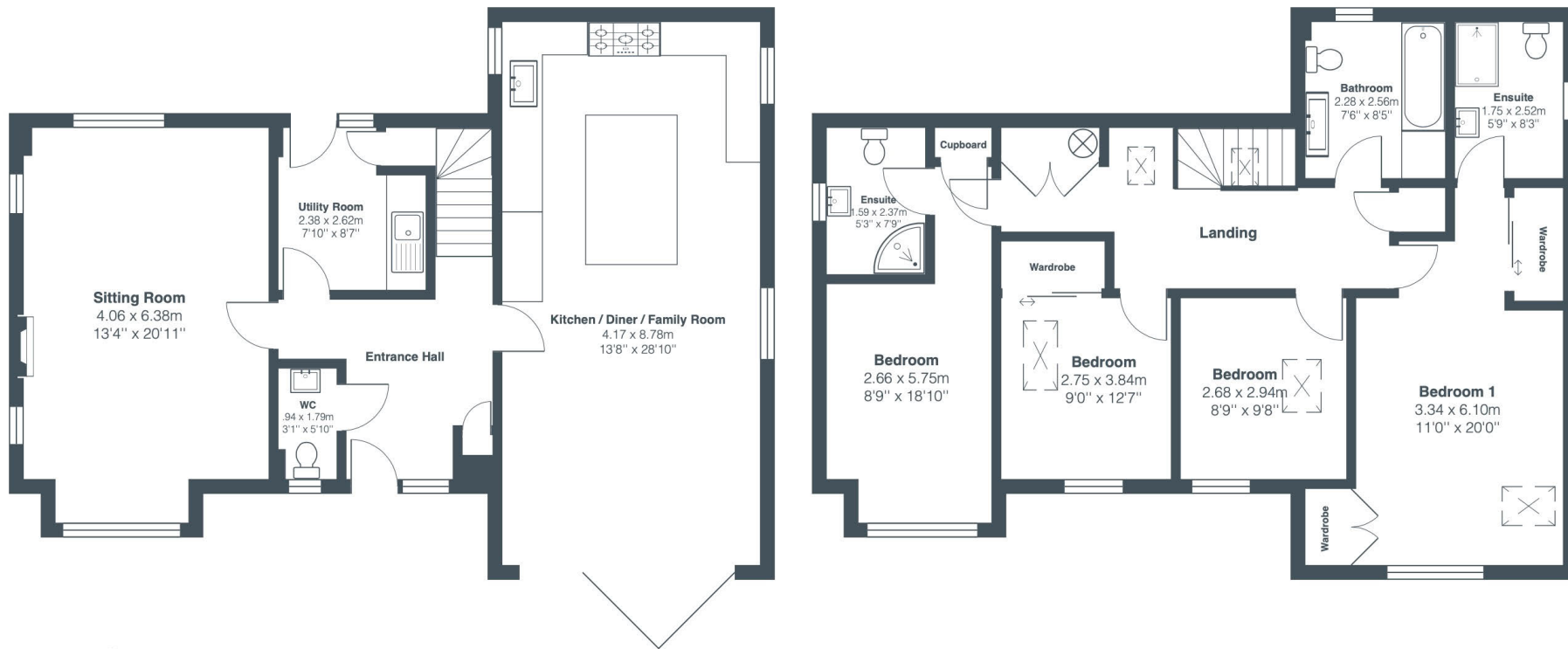












Total Area: 163.8 m<sup>2</sup> ... 1763 ft<sup>2</sup>

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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