

## Stratton Heights, Cirencester, Gloucestershire, GL7 2RN



Semi-detached home • Three bedrooms • Sitting room • Kitchen dining room • Utility room • Family bathroom • Single garage & off street parking • Westerly facing rear garden • EPC C



# Stratton Heights,

Cirencester, Gloucestershire, GL7 2RN

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A well-presented three bedroom semi-detached home benefitting from a westerly facing patio garden, en-bloc garage and all situated in the popular Stratton area of Cirencester.

The accommodation is arranged over two floors with the ground floor comprising entrance porch, sitting room, kitchen dining room and an extended utility room that also double as a secondary entrance and leads out to the garden. The first floor offers the three bedrooms all serviced by a modern family bathroom.

Outside, the house sits in a tucked away position within Stratton Heights with a pleasant outlook over the green which accesses the house. Gated side access leads to the private rear garden, which is laid to patio and offers a westerly aspect. A nearby single en-bloc garage with parking in front is also demised to the property.

## 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 up the hill taking the second left into Stratton Heights, continue until the road merges into Haresfield, bear right here and follow the road as it bends to the right and take the first left and the property can be found set back from the road directly ahead.

What 3 Words: ///passwords.mirror.parsnips

## Services & Tenure

The tenure is Freehold. All mains services are connected.







**Local Authority**  
Cotswold District Council

Council Tax Band: C

**Our reference**  
CIR/SW/RN/11072024

**We'd love to hear from you**  
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
T: 01285 655355  
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

## *what the owner said*

"We genuinely love our cul de sac and the neighbours are very friendly and look out for one another. Only looking to move to have a third larger bedroom now children are getting older.

As we are at the bottom of the cu de sac we are not overlooked from the front or back.

Beautiful, well maintained and quiet cul de sac, unique car free out the front of all houses.

Safe and friendly environment for all.

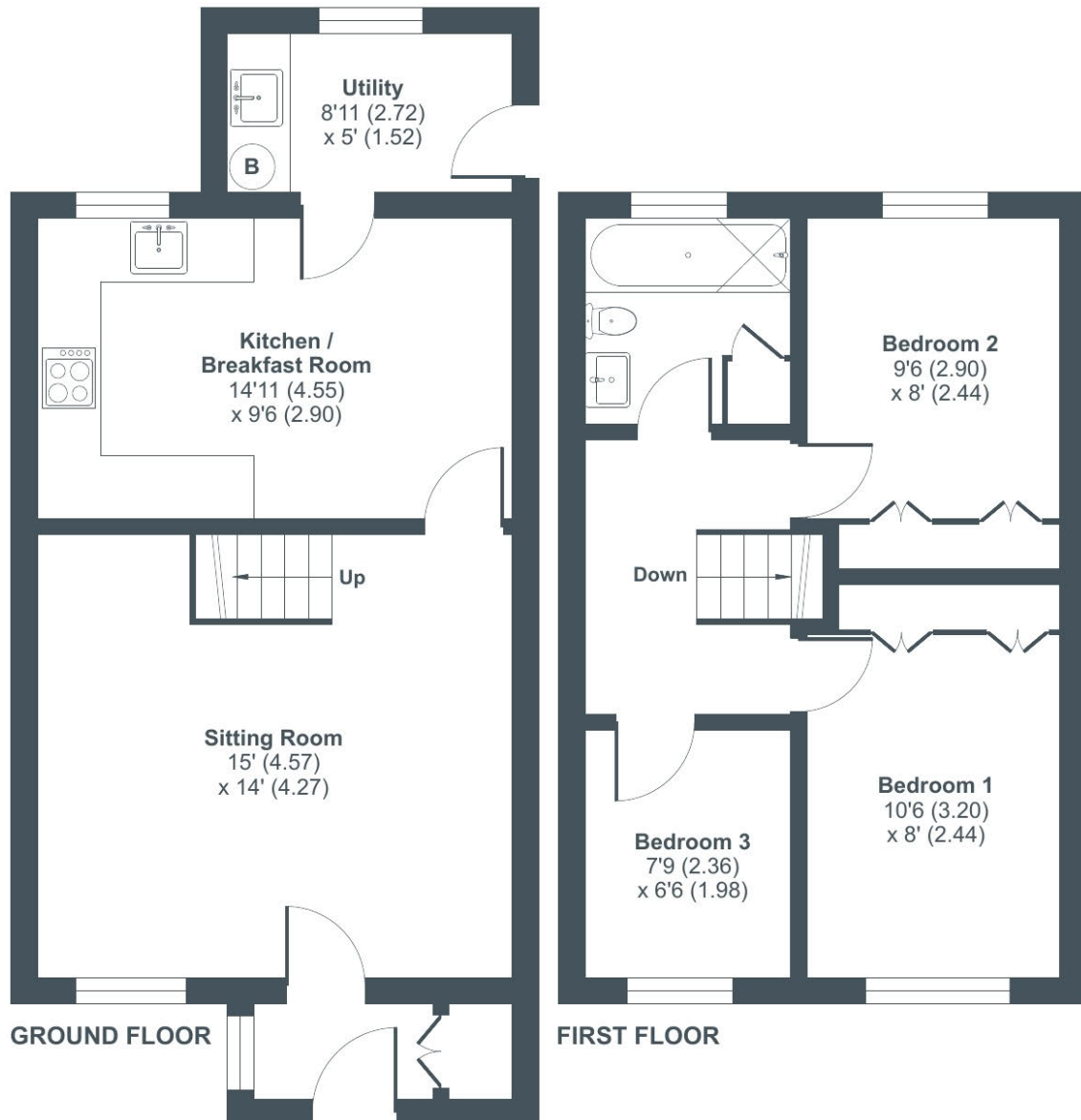
Large living room for three-bedroom house.  
Very close to good school and preschool. Walking distance to town and local park and playing field."



# Stratton Heights, Gloucestershire, GL7

Approximate Area = 804 sq ft / 74.7 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). © nchecon 2024. Produced for Perry Bishop. REF: 1158422



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E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](https://perrybishop.co.uk)

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Gloucestershire • Oxfordshire • Wiltshire

