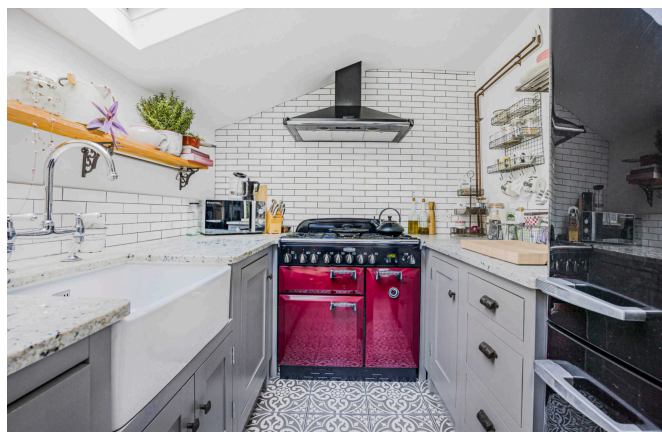


PerryBishop

PROPERTY MADE PERSONAL

Post Office Square, Siddington, Cirencester, Gloucestershire, GL7 6HF



Delightful stone built cottage • Lovely period features • Two bedrooms • Sitting room with wood burner • Kitchen, loft space • Courtyard garden • EPC E

Post Office Square, Siddington, Cirencester, Gloucestershire, GL7 6HF

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A quite delightful two-bedroom stone-built cottage nestling in a tucked away position in this popular village of Siddington and well-placed close to a wide range of amenities, facilities, and some delightful countryside walks.

This lovely home is full of charm and character and briefly comprises stable doors leading to the sitting room where there is a fitted woodburner, exposed stone walling, and stairs to the first floor. The kitchen has a range of base units with working surfaces over and a door leading to the courtyard garden.

At first floor, the landing leads to the two bedrooms with the principal bedroom having a lovely feature fireplace. The bathroom has a white suite with a shower over the bath, wash hand basin set in a vanity unit, and wc.

A pull down loft ladder leads to the attic room which would make a wonderful hobby room.

Outside, there is a small garden to the front and a courtyard garden at the rear which has pedestrian access.

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.

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 turn right into Castle Street. Bear left at the end of the road into Sheep Street, follow the road





round to the right. Continue over the mini roundabout by Waitrose and then take the first at the main roundabout. Proceed over the next roundabout and then take your third exit at the main Tesco roundabout along the A417 towards Swindon. At the next roundabout double back on yourself and take the first left towards South Cerney and Siddington. Continue along South Cerney Road, after a few 100 yards turn right signposted Siddington. At the end turn left. Take your next left by the shop into Post Office Square. The property can be found on your left hand side.

What3Words: ///dream.forms.intestine

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band- C

Our reference

CIR/SM/RN/18092024

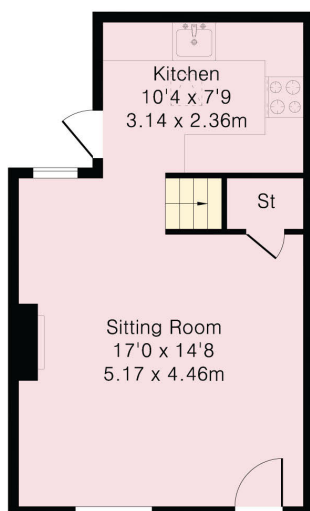
We'd love to hear from you

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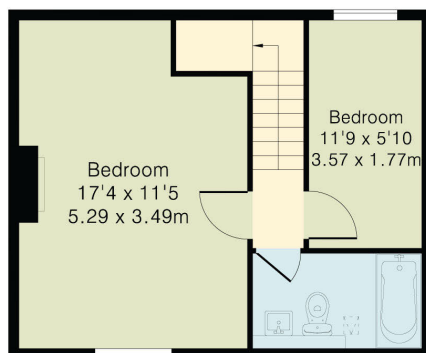
Ground Floor

Approximate Gross Internal Area 916 sq ft - 85 sq m

Ground Floor Area 329 sq ft – 31 sq m

First Floor Area 349 sq ft – 32 sq m

Loft Area 238 sq ft – 22 sq m



First Floor



Loft



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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

