

# PerryBishop

PROPERTY MADE PERSONAL



**Gloucester Road,** Stratton, Cirencester, Gloucestershire, GL7 2LJ



# Gloucester Road,

Stratton, Cirencester, Gloucestershire, GL7 2LJ

## Key Features



4  
Bedrooms



3  
Bathrooms



3  
Receptions

- Characterful detached family home
- Undergone a programme of extending, modernising, reconfiguring and refurbishment
- Accommodation arranged over three floors, plus cellar
- Four bedrooms, Three bathrooms
- Modern fully fitted kitchen breakfast room open to a dining room
- Off street parking and integral storage garage
- Landscaped south westerly facing garden
- EPC: D

## About the property

Situated in the highly regarded residential area of Stratton, on the outskirts of Cirencester just over a mile's walk to the town centre and with views over Cirencester Park, is this detached beautifully presented, characterful and well proportioned family home having undergone a comprehensive programme of modernising, reconfiguring, refurbishment as well as a sympathetic double storey extension all providing the benefits of modern living whilst surrounded by charm and character.

The original part of the house is believed to date back to the 1770s, with a Victorian extension and the new addition completed in 2022. The accommodation is arranged over three floors, plus cellar, with the ground floor comprising entrance porch, cloakroom, generous sitting room, dining room open to a modern fully fitted

kitchen breakfast room with pantry and an integral storage garage. The single chamber cellar with natural light well, is accessed off the sitting room.

The first floor is currently arranged to offer the principal bedroom with en-suite, family bathroom, generous play room that leads through to two further bedrooms. While the second floor provides an open bedroom with en-suite.

Outside, the house is set back off Gloucester Road with gated vehicle and pedestrian access leading to a driveway and garage. The garden lies to the front of the house and has been landscaped to provide patio and lawned areas and benefits from a sunny south westerly aspect.

## Amenities

The property is situated in the highly desirable area of Stratton, on the northern side of Cirencester.

Stratton has a village like atmosphere, and a real sense of community, yet is around a mile's walk of Cirencester's Market Place (town centre). It offers a primary school, pubs, a hotel, and a shop with post office along with access to the Bathurst Estate with its acres of fields ideal for dog walkers or just a stroll.

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**

From our office in Cirencester turn left onto Castle Street, at the traffic lights turn left and continue into Dollar Street. Turn right at the end of the road into Spitalgate Lane. At the traffic lights bear left onto Abbey Way which leads into Gloucester Road. The property can be found on the right hand side just beyond the turning for Popes Court.

What 3 Words: ///plants.libraries.hindering

### **Services & Tenure**

The tenure is Freehold.

### **Local Authority**

Cotswold District Council

Council Tax Band: E

### **Our reference**

CIR/SW/RN/04112024

### **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)

















**Approximate Gross Internal Area 2150 sq ft - 199 sq m**

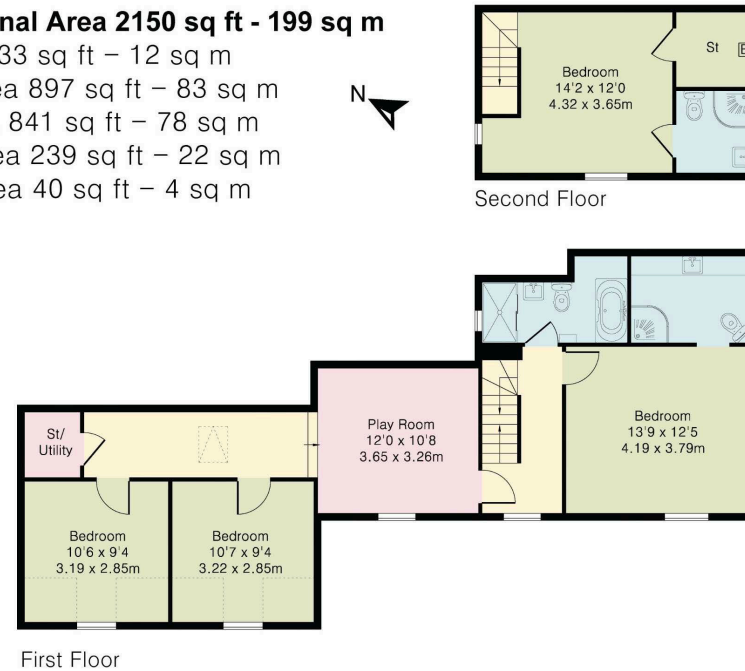
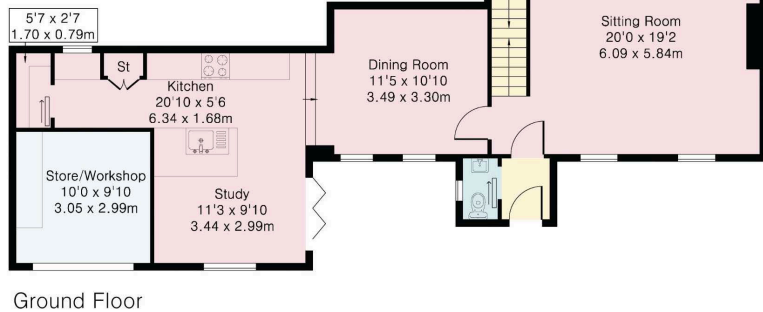
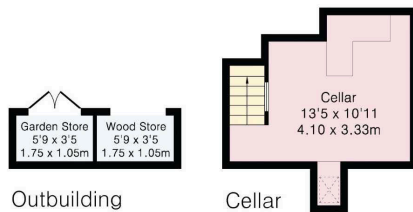
Cellar Area 133 sq ft – 12 sq m

Ground Floor Area 897 sq ft – 83 sq m

First Floor Area 841 sq ft – 78 sq m

Second Floor Area 239 sq ft – 22 sq m

Outbuilding Area 40 sq ft – 4 sq m



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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

