

Stratton Mill, Cirencester, Gloucestershire, GL7 2HN



Mid terraced town house • Three bedrooms • Kitchen - diner with views of the garden •
Bathroom with bath and overhead shower • Study with French windows to the rear terrace •
Allocated parking spaces • Pretty cottage garden • EPC TBC

Stratton Mill,

Cirencester, Gloucestershire, GL7 2HN

Key Features



3

Bedrooms



2

Bathrooms



1

Reception

About the property

Forming part of a charming mill conversion is this attractive three-bedroom townhouse in the popular Stratton area on the outskirts of Cirencester.

The accommodation is arranged over four floors and comprises an entrance hall with stairs to the first floor, a country-style kitchen/ dining area that is fitted with a range of base and wall units and integrated Bosch appliances, and space for a dining table. The ground floor is completed by a cloakroom with understairs storage.

At first floor level is a light and airy sitting room and a study (or bedroom) with built-in storage cupboard/ wardrobe and french doors leading to the outside rear terrace

Stairs rise to the second floor where there are two bedrooms with views to the front and a bathroom. The internal of the property is completed by the top floor bedroom and a shower room.

Outside, a gateway leads to the front garden and is well-enclosed. There is a lovely cottage-style garden offering a place to sit and relax, various flower and shrub borders, and a pathway leading to the front door. In addition, there are two allocated parking spaces.

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.

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 and after the Post Office, turn right into Whiteway View follow the road to the end where there is a private road - the property is on the left.

What 3 Words: [///shuttled.prompting.crabmeat](#)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SM/RN/21112024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

"We love the character and history of the building. It is a peaceful area, with views to and access across the adjacent meadow. We love the convenience of a pleasant walk to town (20 minutes walk to the Market Place) as well as a handy post office & convenience store, two pubs and a Spa just 5 minutes away."







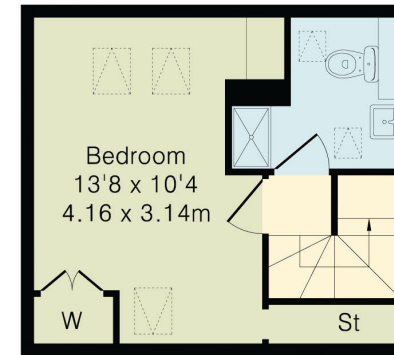
Approximate Gross Internal Area 1058 sq ft - 97 sq m

Ground Floor Area 283 sq ft – 26 sq m

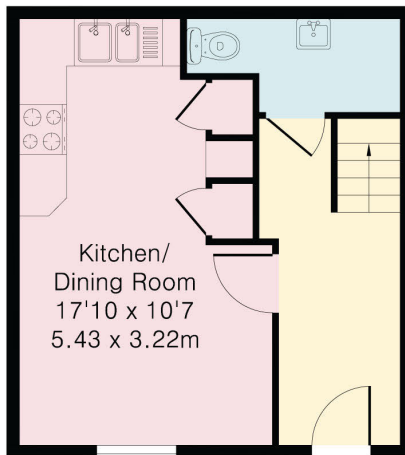
First Floor Area 283 sq ft – 26 sq m

Second Floor Area 283 sq ft – 26 sq m

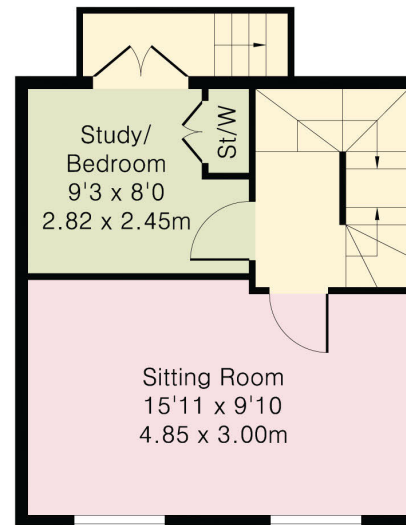
Third Floor Area 209 sq ft – 19 sq m



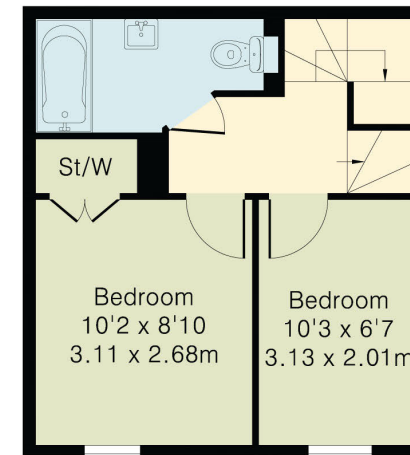
Third Floor



Ground Floor



First Floor



Second Floor

PerryBishop
PROPERTY MADE PERSONAL

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.

