

## Blackberry Walk, London Road, Cirencester, Gloucestershire, GL7 1GH



Attractive stone built detached house • Five bedrooms, three bathrooms • Sitting room and dining room • Kitchen/family room and sunroom • Garage and garden • Fringes of town • Accommodation over three floors • EPC C

# Blackberry Walk,

London Road, Cirencester, Gloucestershire, GL7 1GH

## Key Features



5  
Bedrooms



3  
Bathrooms



3  
Receptions

## About the property

An attractive and well-presented five-bedroom detached family home enjoying a lovely position on the fringes of the market town of Cirencester and well served by a wide range of amenities, facilities, and some delightful countryside walks.

The well-proportioned light and airy accommodation is arranged over three floors, and briefly comprises of a welcoming entrance hall where there are stairs to the first floor and a door to the cloakroom. The sitting room has a fitted wood burner and enjoys a triple aspect. The dining room has a lovely bay window and the kitchen/family room is the real hub of this wonderful property. The kitchen area has a generous range of wall and base units with ample working surfaces over integral appliances. There is ample room for a table and the room flows through into the sunroom which has a glazed vaulted roof light, here you can sit and enjoy the outlook over the garden.

At first floor level, the landing leads to three of the bedrooms and the main family bathroom which has a separate shower over the bath. The principal bedroom has the added benefit of an en-suite shower room where there is a sizeable walk-in shower.

Stairs in the landing lead to the second floor where there are two further bedrooms, one with a folding balcony window where you can enjoy the outlook, and an additional shower room.

The property also benefits from underfloor heating in the kitchen, hallway, main bathroom, and en-suite bathrooms.

Outside, the rear garden has been designed with ease of maintenance in mind. There are gravelled and decked areas offering places to sit, relax or entertain. There is a pedestrian gate leading to the rear where there is a single garage, an electric car charging point and allocated and shared 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, 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.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information. The vendor has informed us that Superfast Fibre has been installed to the premises.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From our office in Cirencester proceed through the Market Place into Dyer Street. Go straight over the traffic lights onto London Road. At the roundabout go straight over and immediately bear right continuing along the London Road. The property can be found on the left hand side with access to the rear by turning left at the roundabout into Winstone Gardens and continuing into Gardner Close.

What 3 Words: [///steam.topics.freshest](https://www.what3words.com/steam/topics/freshest)

## Services & Tenure

The tenure is Freehold. All mains services are connected.

The garage is Leasehold, 999 years from 1 January 2009.

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

CIR/JC/RN/15012025

## We'd love to hear from you

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# Blackberry Walk, London Road, Cirencester, GL7

Approximate Area = 1801 sq ft / 167.3 sq m

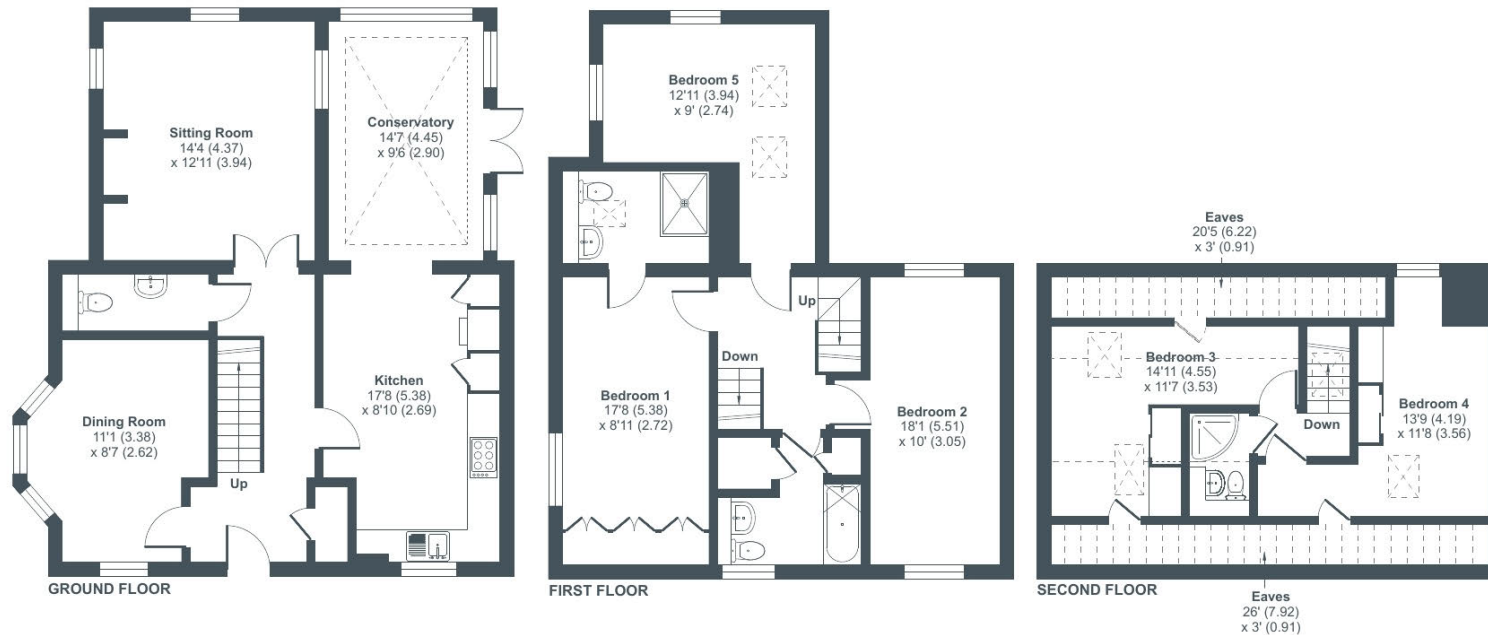
Limited Use Area(s) = 214 sq ft / 19.8 sq m

Total = 2015 sq ft / 187.1 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.  
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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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