

## Cheltenham Road, Cirencester, Gloucestershire, GL7 2HX



Extended 1920s semi-detached family home • Five bedrooms • Open plan kitchen dining room • Sitting room • Two bathrooms • Ground floor utility room and cloakroom • Private rear garden with garden office • Rural backdrop • EPC C

# Cheltenham Road,

Cirencester, Gloucestershire, GL7 2HX

## Key Features



5  
Bedrooms



3  
Bathrooms



2  
Receptions

## About the property

Situated in the much sought after area of Stratton, on the northern outskirts of Cirencester, yet still within a mile's walk of Cirencester town centre is this extended five bedroom 1920s semi-detached family home benefitting from off street parking, private rear garden with garden office and all with a rural backdrop.

The accommodation is arranged over three floors with the ground floor comprising entrance hall, utility room with a useful side secondary entrance, cloakroom, open plan kitchen dining room opening into the sitting room which overlooks and opens out to the garden. The first floor provides three well proportioned bedrooms and a bathroom, while the converted loft consists of two single bedrooms and a shower room.

Outside, to the front is a gravelled drive providing off street parking. Gated side access leads to the rear garden which is laid to patio and lawn with a sitting area at the end of the garden overlooking a paddock and Stratton Meadow beyond. Within the garden a single storey outbuilding has been constructed and being utilised as a home office.

## 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.

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

## 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 well 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

## 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. The house can be found on the right hand side, a little further down opposite the Post Office/Spar.

What3Words: ///uplifting.open.singer

## Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

## Local Authority

Cotswold District Council

Council Tax Band- D

## Our reference

CIR/SW/MS/14042025

## We'd love to hear from you

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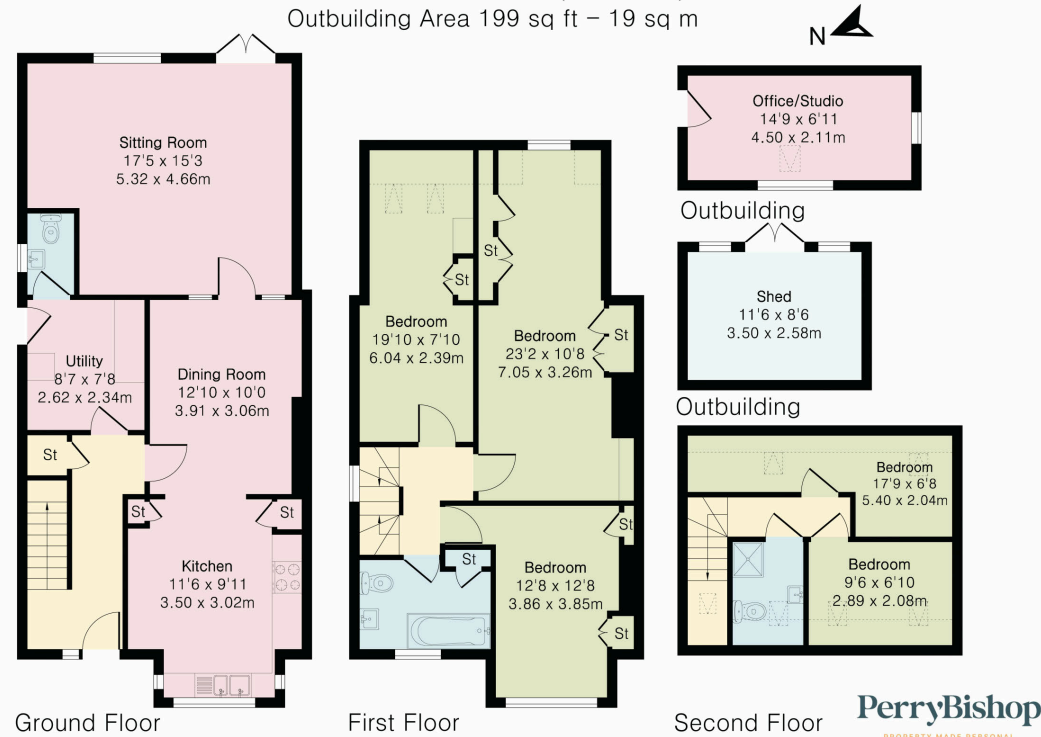
**Approximate Gross Internal Area 1746 sq ft - 161 sq m**

Ground Floor Area 714 sq ft - 66 sq m

First Floor Area 591 sq ft - 54 sq m

Second Floor Area 242 sq ft - 22 sq m

Outbuilding Area 199 sq ft - 19 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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