

## Laurel Cottages, Siddington, Cirencester, GL7 6HE



Period cottage • Two double bedrooms • Modern fitted kitchen • Sitting dining room • Ground floor cloakroom • Private southerly facing rear garden • Off street parking • Popular village location on the outskirts of Cirencester • EPC D



# Laurel Cottages,

Siddington, Cirencester, GL7 6HE

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Situated in the centre, yet in a secluded and quiet position, of the popular village of Siddington, on the outskirts of Cirencester, is this beautifully presented two double bedroom cottage benefitting from off-street parking and a private southerly facing rear garden.

The accommodation is arranged over two floors with the ground floor comprising a light and generous entrance hall, cloakroom, modern fitted kitchen, and a spacious sitting dining room with wood burner and double doors leading into the rear porch/conservatory which in turn opens into the rear garden.

The first floor consists of the two double bedrooms and a beautifully recently fitted bathroom.

Outside, there is off-road parking to the front, while to the rear

is a private garden with a sunny southerly aspect and laid to lawn and patio.

## 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 weekly market, there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage 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.

## 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.







#### Directions

From our office in Cirencester turn right onto Castle Street. Follow the road round to the left into Sheep Street and keep right. At the mini roundabout continue straight over. At the next roundabout take the 1st exit. Follow the dual carriageway and at the next roundabout take the third exit. At the mini roundabout turn left signposted Siddington. Follow this road into Siddington and as you proceed into the village the property can be found just past the post office The Laurels can be found on the left.

What 3 Words: ///collides.nuggets.dull

#### Services & Tenure

The tenure is Freehold.

#### Local Authority

Cotswold District Council

Council Tax Band: C

#### Our reference

CIR/SW/RN/05022025

#### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

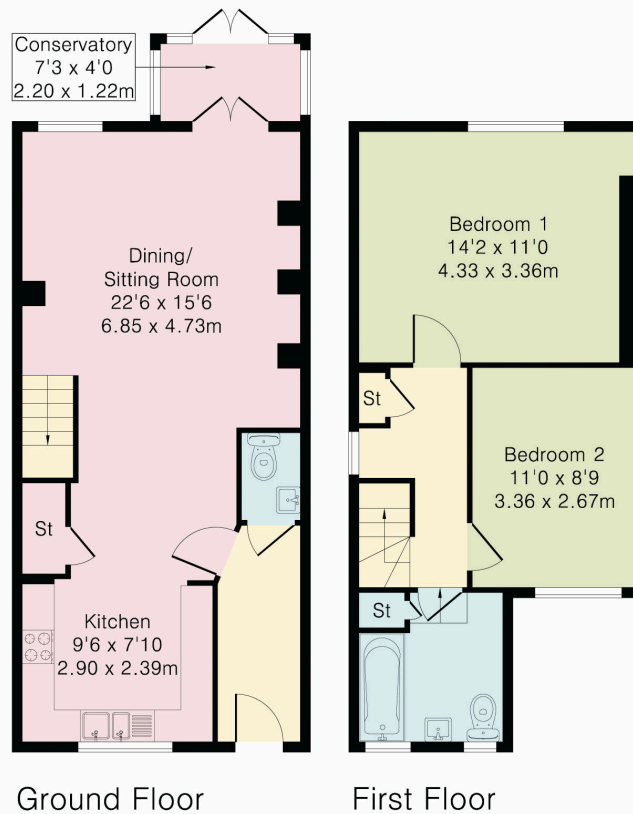
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



## Approximate Gross Internal Area 832 sq ft - 78 sq m

Ground Floor Area 460 sq ft – 43 sq m

First Floor Area 372 sq ft – 35 sq m



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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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