

Beaufort Court, Chesterton Lane, Cirencester, Gloucestershire, GL7 1WJ



Beautifully appointed town house • Full renovation just completed, includes newly fitted kitchen and bathrooms • New windows, floors and carpets • Three to four bedrooms • Bathroom and principle bedroom with en-suite • Cul-de-sac location within a mile's walk of the Cirencester town centre • Garage and off street parking • Utility room and downstairs shower room • EPC C

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Key Features



3 to 4
Bedrooms



3
Bathrooms



1 to 2
Receptions

About the property

A beautifully presented and renovated three/four bedroom family home nestling at the end of this select cul-de-sac on the fringes of the town of Cirencester. The property is well-placed to be close to a wide range of amenities and facilities. This delightful home benefits from a newly installed kitchen, utility room, bathroom, en-suite, and new windows to name a few.

The light and airy accommodation is over three floors and briefly comprises a welcoming entrance hall where there are stairs to the first floor and a door to the downstairs shower room. There is a very useful dining room/bedroom four to the front. The kitchen/family room has been beautifully appointed with new units, a generous range of wall and base cupboards with working surfaces over, integral appliances and French doors leading out to the rear garden. An archway leads through into the refitted utility room.

At first floor level, the landing leads to the sitting room which enjoys a balcony overlooking the garden, and the principal bedroom with en-suite room which has been refitted.

Stairs on the landing lead to the second floor where there are two further bedrooms and the main family bathroom with a separate shower over the bath which again is new.

Outside, there is allocated parking and garage to the front. The rear garden is well-enclosed and a patio area offers a place to sit, relax, and entertain. There is a pedestrian side gate for rear access.

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

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.

Directions

From our office in Silver Street, Cirencester, turn right into Castle Street, bear round to the left into Sheep Street keeping left. Continue on to Somerford Road, at the junction with Chesterton Lane, bear left and Beaufort Court can be found immediately on the right hand side.

What3Words: ///echo.veal.parading

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band- F

Our reference

CIR/JM/MS/03042025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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Chesterton Lane, Cirencester, GL7

Approximate Area = 1404 sq ft / 130.4 sq m

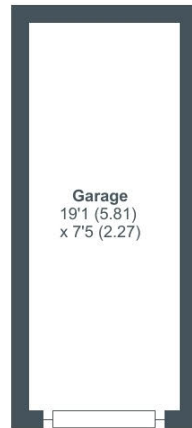
Limited Use Area(s) = 90 sq ft / 8.3 sq m

Garage = 142 sq ft / 13.1 sq m

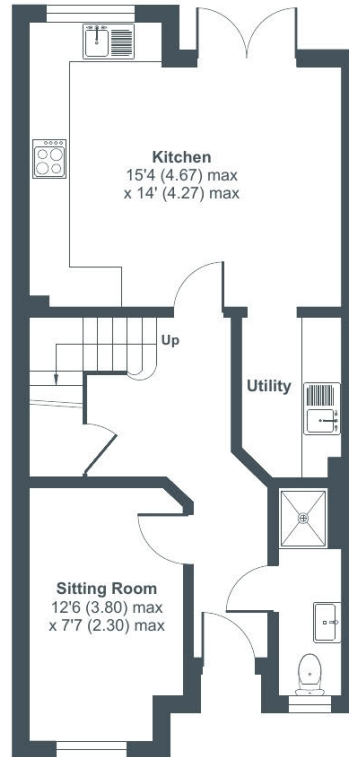
Total = 1636 sq ft / 151.8 sq m

For identification only - Not to scale

Denotes restricted
head height



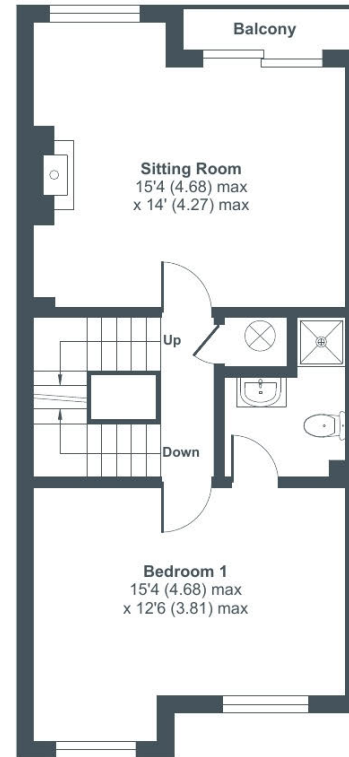
Garage
19'1 (5.81)
x 7'5 (2.27)



Kitchen
15'4 (4.67) max
x 14' (4.27) max

Sitting Room
12'6 (3.80) max
x 7'7 (2.30) max

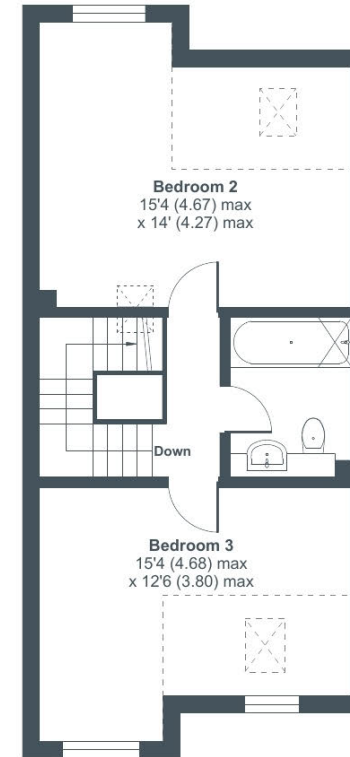
GROUND FLOOR



Sitting Room
15'4 (4.68) max
x 14' (4.27) max

Bedroom 1
15'4 (4.68) max
x 12'6 (3.81) max

FIRST FLOOR



Bedroom 2
15'4 (4.67) max
x 14' (4.27) max

Bedroom 3
15'4 (4.68) max
x 12'6 (3.80) max

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025.
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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

