

## Somerford Road Cirencester, Gloucestershire GL7 1TN



Extended period home • Three bedrooms • Sitting room open to dining room • Modern fitted kitchen breakfast room • Single chamber cellar • Bathroom suite with separate shower cubicle • Private south westerly facing rear garden • Around half a mile's walk of Cirencester town centre • EPC D

# Somerford Road

Cirencester, Gloucestershire GL7 1TN

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Situated around half a mile's walk of Cirencester town centre is this extended, three bedroom period cottage benefitting from a cellar and a south westerly facing rear garden.

The accommodation is arranged over three floors plus the cellar with the ground floor comprising sitting room with a wooden floor and a stone fireplace with an open fireplace, the dining room is open plan into the sitting room, a spacious room with a hatch and steps to the cellar, beyond the dining room is an extended fitted kitchen breakfast room opening out into the rear garden. The cellar is a single chamber with window and houses the gas central heating boiler. Upstairs, the first floor offers is a spacious principal bedroom with feature fireplace, generous bathroom with separate shower cubicle and a cosy single bedroom/study. The second floor provides a further double bedroom with eaves storage.

Outside, to the rear is a pretty south westerly facing garden with patio and lawned area as well and useful brick build garden store.

NB - Please note there is a right of way for both you and neighbours to the rear of the property.

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

## 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

From our office in Cirencester proceed right into Castle Street and at the end of the road bear left, go straight over the mini roundabout and just as you go over the bridge turn right into Somerford Road heading towards Cotswold Avenue and the be found on the left hand side.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: TBC

## Our reference

CIR/SW/EN/17042025

## We'd love to hear from you

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## Somerford Road, Cirencester, Gloucestershire, GL7

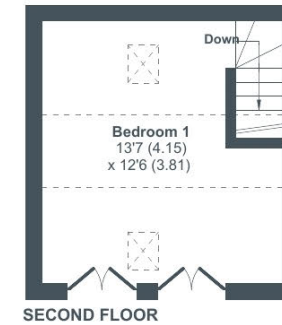
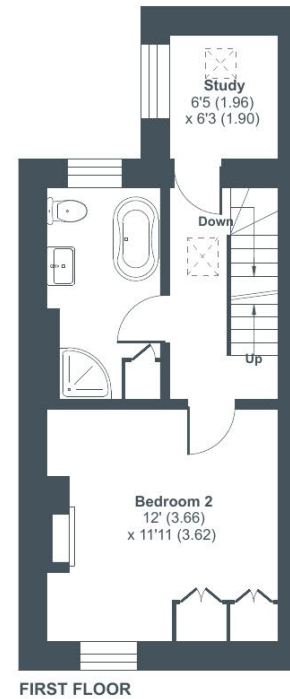
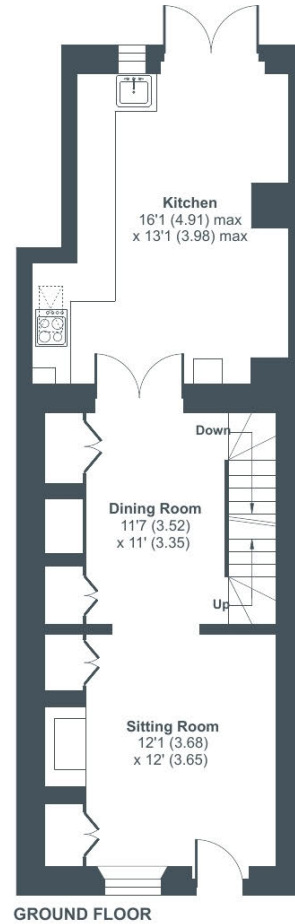
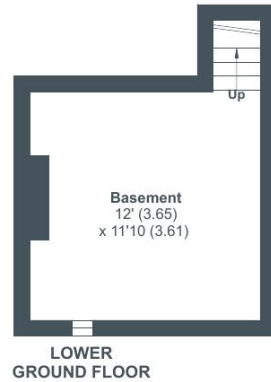
Approximate Area = 1014 sq ft / 94.2 sq m

Limited Use Area(s) = 123 sq ft / 11.4 sq m

Total = 1137 sq ft / 105.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1278524



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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

