

Tinglesfield, Stratton, Cirencester, Gloucestershire GL7 2JL



Extended detached family home • Three/ four bedrooms • Sitting & dining rooms • Two conservatories • Kitchen • Family bathroom & ground floor cloakroom • Garage & off street parking • Generous sized enclosed rear garden • EPC D

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Stratton, Cirencester, Gloucestershire GL7 2JL

Key Features



3-4
Bedrooms



1
Bathroom



3-4
Receptions

About the property

Nestled in the highly sought-after Stratton area of Cirencester, this light and airy modern detached family home offers a perfect blend of spacious, well-proportioned accommodation and convenient living.

Set within a quiet cul-de-sac, this home provides an abundance of natural light and versatile living spaces ideal for modern family living.

The welcoming entrance hall leads to a generously sized sitting room, creating a comfortable space for both relaxation and entertaining. Double doors open into the dining room, offering a seamless flow for family meals and social gatherings. The contemporary, fitted kitchen is complete with a range of base and wall units and work surfaces over, a double oven and gas hob and useful larder with ample storage space.

At the rear, the conservatory overlooks the beautifully maintained garden, providing the perfect setting to unwind. There is also a second conservatory for additional flexibility, ideal as a playroom, home office, or relaxation space. A convenient utility/ cloakroom and integral garage complete the ground floor.

Upstairs, the generous principal bedroom offers fitted wardrobes and lovely views over the cul-de-sac. The second double bedroom, also with fitted wardrobes, enjoys a quiet aspect at the rear of the property. A third bedroom leads to a fourth, which presents the perfect opportunity to create a stunning ensuite bathroom or a private dressing room. The modern family bathroom provides a stylish finish to the first floor.

The rear garden is a standout feature of the home, offering a space to relax and entertain. The fully enclosed garden features a raised patio area with steps leading down to the lawn, along with a charming summer house and a practical garden shed.

To the front, the driveway provides off street parking and leads directly to the integral garage.

Situated in one of Cirencester's most desirable areas, this home is just a short distance from local amenities, excellent schools, and beautiful countryside walks. With easy access to the town and major road links, it's the perfect location for both convenience and relaxation.

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 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.

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

Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction, turn left onto Abbey Way following into Gloucester Road. Take the second turning right into Overhill Road, at the top of this road bear round to the left and take the first left into Tinglesfield. Follow the road to the bottom and the property can be found on the left hand side in the corner of the cul de sac

What 3 words : ramps.fault.importing

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band : E

Our reference

CIR/CM/JK/27032025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

We have lived in this wonderful family home since 1971 and will be so sad to leave after such a long and happy time here. Its beautiful outlook in a semi-rural location has been perfect for bringing up our family. We are not overlooked by anybody and have always had friendly neighbours. Its close proximity to the Town centre with a local shop. Petrol station, church and hotel/pubs close by has made it an idyllic home. We will be sad to leave but now need to downsize to a single storey property as we get older. Whoever moves into number 44 will be extremely fortunate.







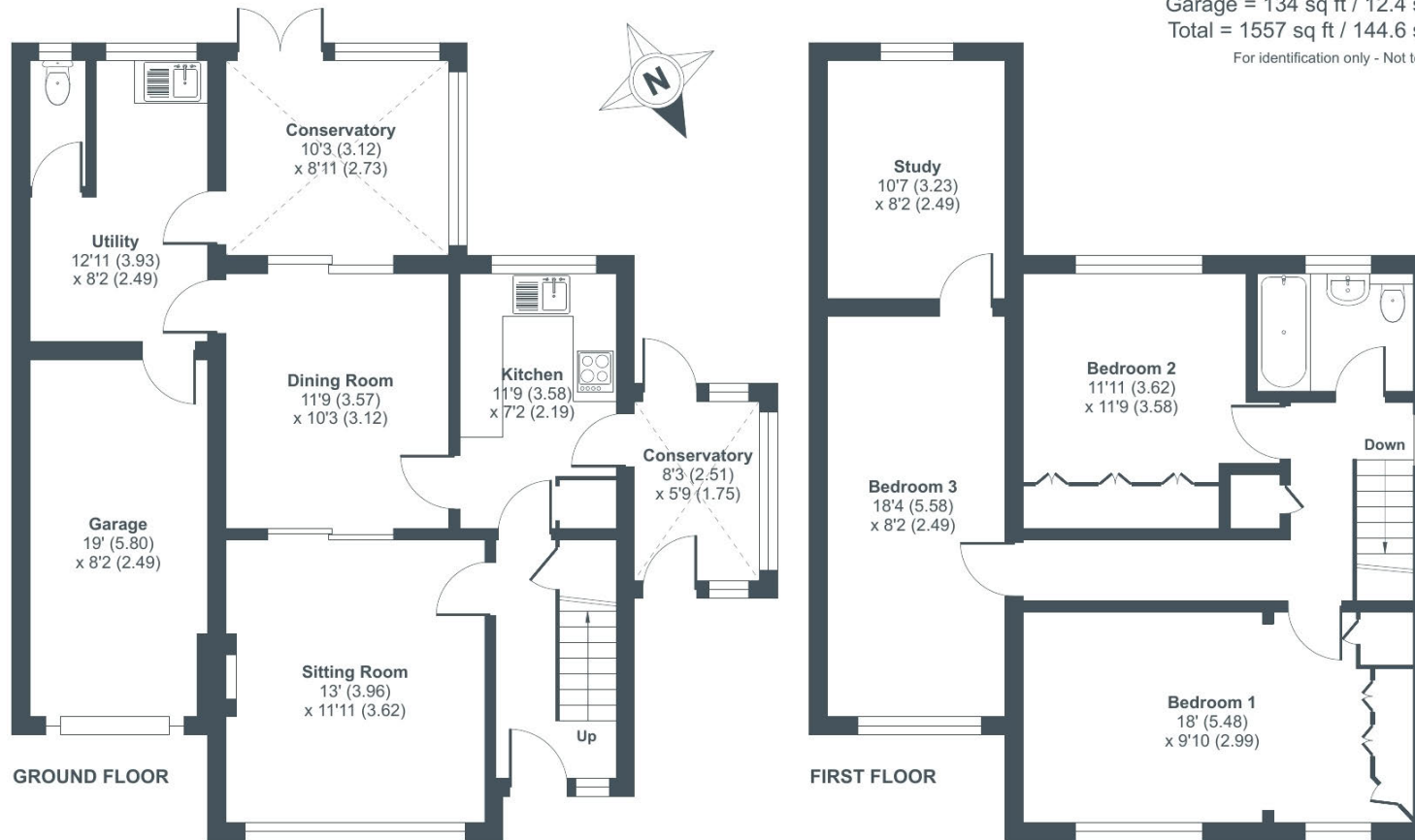
Tinglesfield, Stratton, Cirencester, GL7

Approximate Area = 1423 sq ft / 132.2 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1557 sq ft / 144.6 sq m

For identification only - Not to scale



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: 1267946



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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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