

PerryBishop

PROPERTY MADE PERSONAL



The Whiteway, Cirencester, Gloucestershire GL7 2ER

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Key Features



6
Bedrooms



2
Bathrooms



2
Receptions

- Spacious detached family home
- Six bedrooms
- One of Cirencester's most sought after addresses
- Two reception rooms
- Driveway parking, garage and carport
- Sizeable rear garden with a westerly aspect
- Scope to extend further if required, subject to necessary regulations and permissions
- Within mile's walk of Cirencester's town centre

About the property

The Whiteway is one of Cirencester's most sought after addresses with Mickledore enjoying a lovely setting, fronting on to the rugby field, near to open countryside, but also within half a mile's walk of the town centre's Market Place. Built approximately 70 years ago, the house has been under the same ownership for the last 50 years.

The property is a substantial six bedroom detached family home, having been extended over the years but still allowing the scope to extend further if required, subject to the necessary regulations and permissions. The home further benefits from off-street parking, car port, integral garage, attic rooms and a generous westerly facing rear garden.

The accommodation is arranged over two floors plus the attic. The ground floor comprises an entrance porch, entrance hall with a cloakroom off, sitting room with double doors overlooking and accessing the rear garden, dining room, kitchen/breakfast room, utility room, workshop and integral garage.

The first floor consists of the six bedrooms - four doubles and

two singles - serviced by two bathrooms. A fixed staircase leads to the attic which offers three rooms ideal for hobbies, office or conversion to bedrooms (subject to consent).

Outside, to the front, is a Cotswold stone wall with opening on to a gravelled drive which leads to the garage with electric door and car port. To the rear is a mature generous garden profiting from a westerly aspect and a good degree of seclusion. The garden is laid to lawn with patios and flowering borders and offers a useful garden store.

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, 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.



Directions

From our office on Silver Street, turn left into Castle Street, and follow into the Market Place; carry on into Dyer Street and at the traffic lights go straight over. At the large roundabout, keep in the left hand lane and take the first exit into Grove Lane. At the traffic lights, take the right hand lane and turn right on to The Whiteway. The property can be found on the left hand side, a few houses before the turning into Bowling Green Road.

What3Words: ///dozens.gave.cages

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band G

Our reference

CIR/SW/KF/29052025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

"For 50 years we have enjoyed this place as a happy haven of peace for visiting friends and family, for children to grow up, and for grandchildren to visit. It has been the perfect location: looking out on green space, yet with the ability to stroll into the centre of Cirencester via the Abbey Grounds, walk into Bathurst Park, or access the countryside and villages of the Cotswolds."





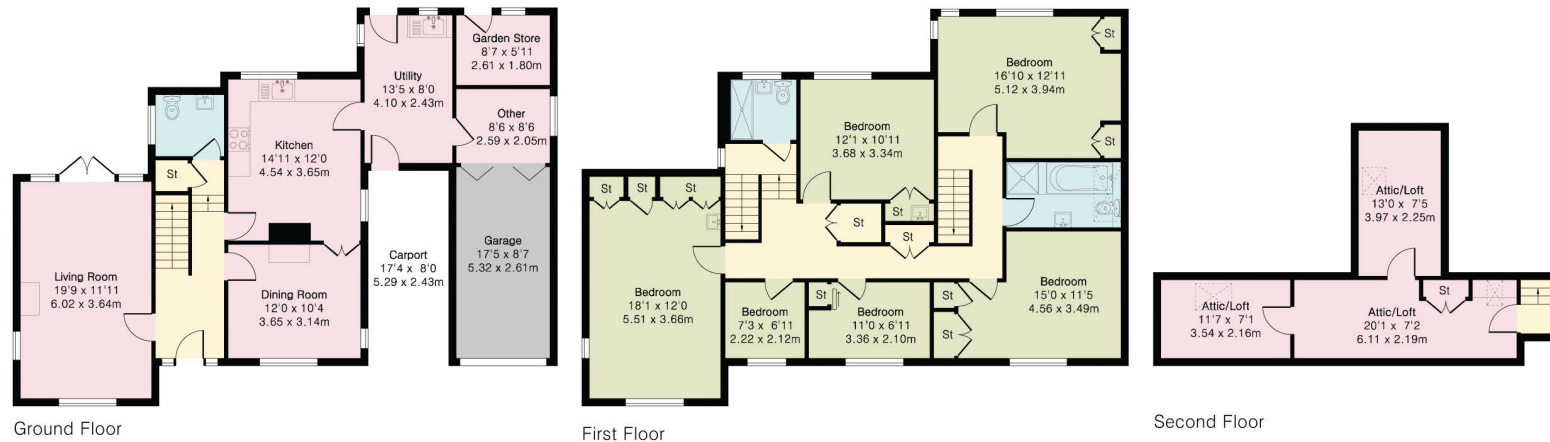


Approximate Gross Internal Area 2540 sq ft - 236 sq m

Ground Floor Area 1022 sq ft – 95 sq m

First Floor Area 1185 sq ft – 110 sq m

Second Floor Area 333 sq ft – 31 sq m







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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

