

Forstall Way, Cirencester, Gloucestershire GL7 1LS



Double fronted modern family home • Five bedrooms • Dual aspect sitting room •
Kitchen/dining room • En suite, shower room and family bathroom • Westerly facing garden •
Garage, carport, driveway parking with an electric car charging point • Around a mile's walk of
Cirencester town centre • EPC C

Forstall Way,

Cirencester, Gloucestershire GL7 1LS

Key Features



5
Bedrooms



3
Bathrooms



1
Reception

About the property

An elegant five-bedroom family home with good access to the nearby amenities.

This beautifully presented five-bedroom family residence offers spacious and versatile accommodation arranged over three floors, enjoying a pleasant outlook and a prime location within easy reach of Kingshill School and local amenities.

Upon entering, you are welcomed by a generous entrance hall leading to a convenient cloakroom/utility room. The light-filled, dual-aspect sitting room provides a perfect space for relaxation, while the kitchen/dining room is ideal for family living and entertaining. It features an extensive range of fitted units and integrated appliances including an oven, hob, microwave, fridge/freezer, and dishwasher.

The first floor hosts a luxurious dual-aspect master bedroom complete with a dressing area and en suite shower room. Two further double bedrooms, both with fitted wardrobes, and a spacious family bathroom complete this level.

The second floor offers two additional well-proportioned bedrooms and a modern shower room, ideal for guests or growing families.

Externally, the property offers a landscaped rear garden with a patio area perfect for outdoor dining and entertaining. A single garage en bloc is accessible from the garden, and to the side of the property, a carport with driveway parking and an EV charger adds further convenience.

Additional features include gas central heating, timber-framed double-glazed windows, and a thoughtfully designed layout that blends comfort with practicality.

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 weekly market, there are several 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.

Directions

From our office in Cirencester, proceed through the Market Place into Dyer Street. Go straight over the traffic lights and, at the roundabout, go straight over and then immediately bear right onto London Road. Continue to the mini roundabout and turn left. This road follows into Forstall Way - follow it round beyond the green and round to the left, where the property can be found on the right hand side. What3Words: ///mailboxes.glow.array

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/SM/KF/13062025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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what the owner said

"Easy walk into town, ample parking for the property, quiet, lovely view of the central green area which is well maintained and a good children's play area. The house has a private garden which has sun all day and we have a larger than average master bedroom."





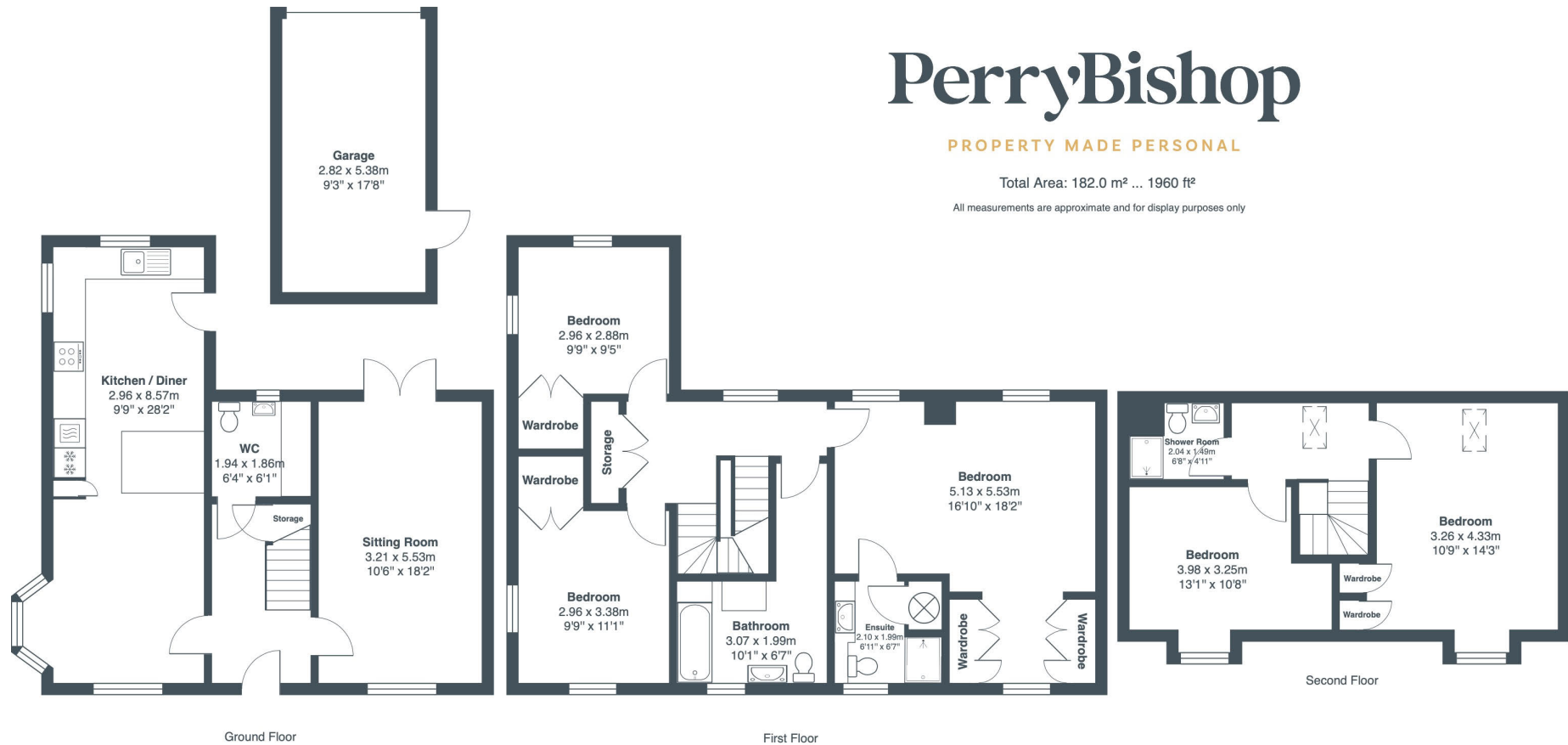


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PROPERTY MADE PERSONAL

Total Area: 182.0 m² ... 1960 ft²

All measurements are approximate and for display purposes only



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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

