

The Maples, Cirencester, Gloucestershire, GL7 1TQ



Detached family home • Scope to significantly extend if required STPP • Modern open plan kitchen dining room • Dual aspect sitting room • Utility room & Cloakroom • En-suite shower room & family bathroom • Integral double garage & off street parking • Just over a mile's walk of Cirencester town centre • EPC D

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Occupying a generous and secluded corner plot at the end of the cul-de-sac within the ever popular The Maples, just over a mile's walk of Cirencester town centre, is this beautifully presented four bedroom detached family home. The property further benefits from an integral double garage, large garden and the scope to significantly extend if required and subject to the necessary permissions and regulations.

The accommodation is currently arranged over two floors with the ground floor comprising entrance porch, hall, cloakroom, playroom/study opening, modern open plan kitchen dining room, utility room, dual aspect sitting room and the integral double garage. All the ground floor rooms (barring the cloakroom) open out into the garden. The first floor offers the four bedrooms with the principal bedroom benefitting from an en-suite, while the three other bedrooms are serviced by a family bathroom.

Outside, to the front, driveway parking is provided in front of the double garage. Side access is offered to both sides of the house and leads to the generous and private rear garden. The garden is laid to patio and lawn providing different areas of interest and use. The size of the plot lends itself for the house to be extended (subject to the necessary permissions and regulations) while still retaining a large family garden.

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 at the end keep left into Sheep Street crossing over the mini roundabout into Somerford Road. At the junction continue straight over, at the next mini roundabout turn right into Cranhams Lane, take the third turning left into The Maples. Follow the road to the end of the cul-de-sac where the house can be found.

What3Words /// unsettled.snowballs.gifts

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/SW/CDH/24062025

We'd love to hear from you

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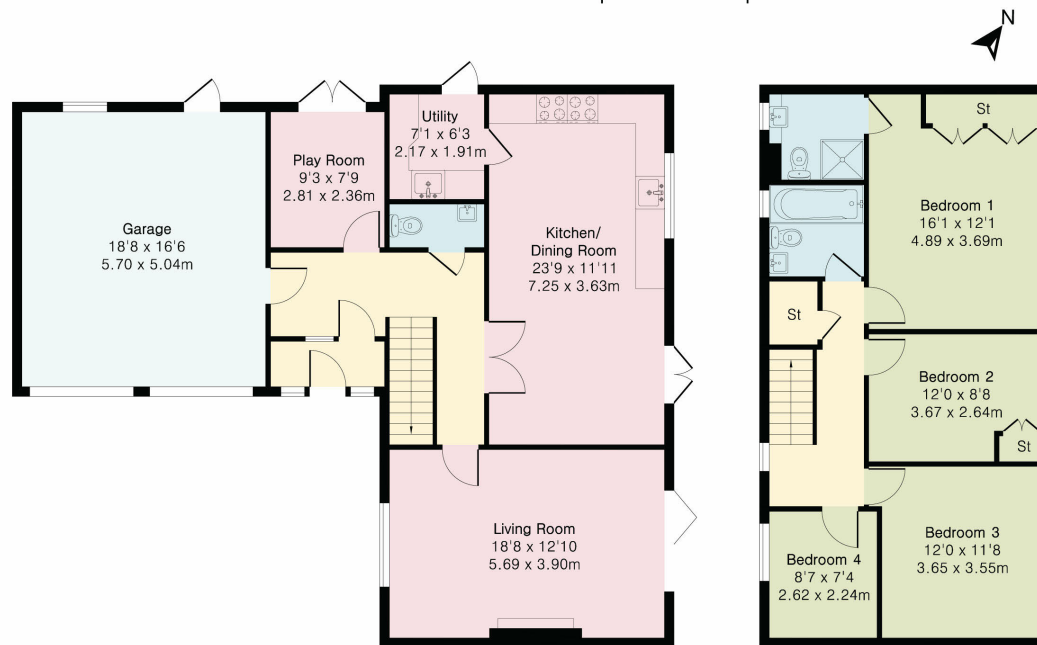




Approximate Gross Internal Area 1772 sq ft - 165 sq m

Ground Floor Area 1118 sq ft – 104 sq m

First Floor Area 654 sq ft – 61 sq m



Ground Floor

First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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

