

Cirencester, Gloucestershire, GL7 1PJ



Extended link-detached family home • Sitting room • Generous open plan kitchen dining family space • Off street parking • Garage • Private rear garden • Quiet cul-de-sac location • Outskirts of Cirencester • EPC D

## Cirencester, Gloucestershire, GL7 1PJ

### Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

Situated within a quiet cul-de-sac on the outskirts of Cirencester, is this extended three bedroom link-detached family house, further benefitting from off street parking, integral garage, private rear garden and the scope to extend further if required, subject to the necessary permissions and regulations.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, sitting room, generous open plan kitchen dining family room overlooking and opening out to the rear garden, off the kitchen is a door leading to the integral garage which also offers pedestrian access to the rear garden. The first floor provides the three bedrooms, the two largest bedrooms containing built in wardrobes, serviced by a family bathroom.

Outside, to the front is driveway parking leading to the garage, gated side access leads to the rear. The private enclosed rear garden is laid to lawn and patio with mature borders.

### 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 turn right onto Castle Street, Continue left into Sheep Street and then keep right to the mini roundabout continuing straight over and at next roundabout take the 1st exit onto the A419 Signposted Swindon. At the roundabout take the 3rd exit onto Midland Road, take the 1st exit at the mini roundabout onto Bridge Road, and follow the road right onto Siddington Road. Take the road on your left into Cherry Tree Drive.

### 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

TET/CM/CDH/19062025

### We'd love to hear from you

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### *what the owner said*

The house is in a cul-de-sac so there is no through traffic, only local access. This means it is quiet and the neighbours all know each other. Our children when they were younger could play in the street safely.

Cirencester has two good secondary schools and a sixth-form college. It also has a compact but very interesting museum and an historic parish church.







# Cherry Tree Drive, Cirencester, Gloucestershire, GL7

Approximate Area = 1167 sq ft / 108.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Perry Bishop. REF: 1310463



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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

