

PerryBishop

PROPERTY MADE PERSONAL



Ewen, Cirencester, Gloucestershire, GL7 6EL

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Approx. 2,681 sq ft of accommodation (incl. garage and outbuildings)
- Four bedrooms and flexible living space
- Private gardens with plenty of scope
- Driveway and large double garage
- Desirable village location
- Huge potential for modernisation or extension (STPP)
- EPC - D

About the property

The property opens into a welcoming entrance hall, leading into a spacious and bright sitting room with triple-aspect windows and patio doors onto the garden. The heart of the home is the substantial kitchen/dining room, ideal for family living and entertaining, with direct access to a garden room overlooking the grounds.

A separate workshop and utility room, along with a downstairs shower room, add further practicality to the layout. The large integral double garage can be accessed directly from the house and offers potential for conversion (subject to planning).

Upstairs, the home offers four bedrooms, including a generous principal bedroom with an en-suite. All bedrooms benefit from garden views. There's also a family bathroom to serve the upstairs accommodation.

One room features eaves storage and charming architectural details.

The property is set on a substantial plot with expansive lawned gardens, mature borders, and attractive rural outlooks. A summer house with power & internet, shed, and additional outbuilding provide excellent storage or potential hobby space. The gated driveway provides ample off-road parking with easy access to the garage which benefits from electric doors.

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.

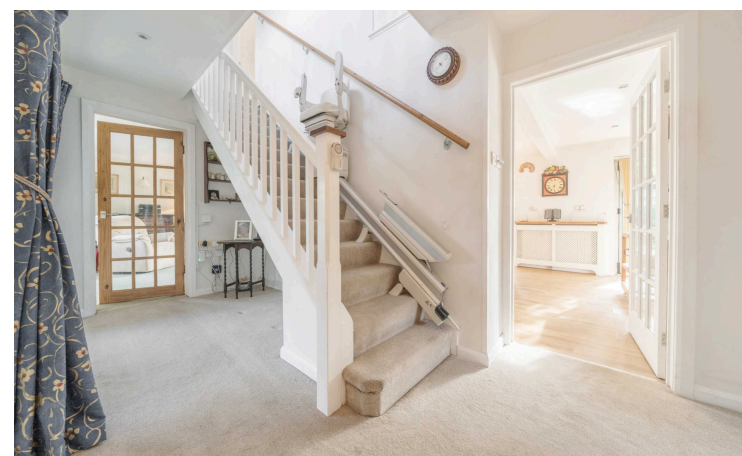
Amenities

Ewen is a highly sought-after Cotswold village just a few miles from Cirencester, with good access to the A419, Kemble station (mainline to London Paddington), and the A429 (Malmesbury). The village enjoys a strong community feel and is surrounded by open countryside and riverside walks. There are excellent schools, a village shop, and amenities within easy reach.

Directions

From our Cirencester office, Start on Silver Street, head southeast and turn right onto Castle Street. Turn right onto Hammond Way.

Continue straight at the first roundabout. At the next roundabout, take the 3rd exit onto A419/A429.



After 0.5 miles, at the next roundabout, take the 2nd exit onto Tetbury Road (A429).

Continue on A429 for 1 mile.

Turn left, then after 0.9 miles, turn right.

After 0.3 miles, turn right onto Thames View (restricted-usage road).

Turn left to stay on Thames View.

Destination: 3 Thames View, Ewen.

What3Words /// offices.carpeted.snap

Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected. The property is on oil.

Local Authority

Cotswold District Council.

Council Tax Band F.

Our reference

CIR/TJ/CDH/10072025

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 here for 40 happy years in this quiet friendly village but now is the time to move onto something smaller, we shall miss our log cabin particularly with it's power and internet access that has been a wonderful retreat.









Thames View, Ewen, Cirencester, GL7

Approximate Area = 2147 sq ft / 199.4 sq m

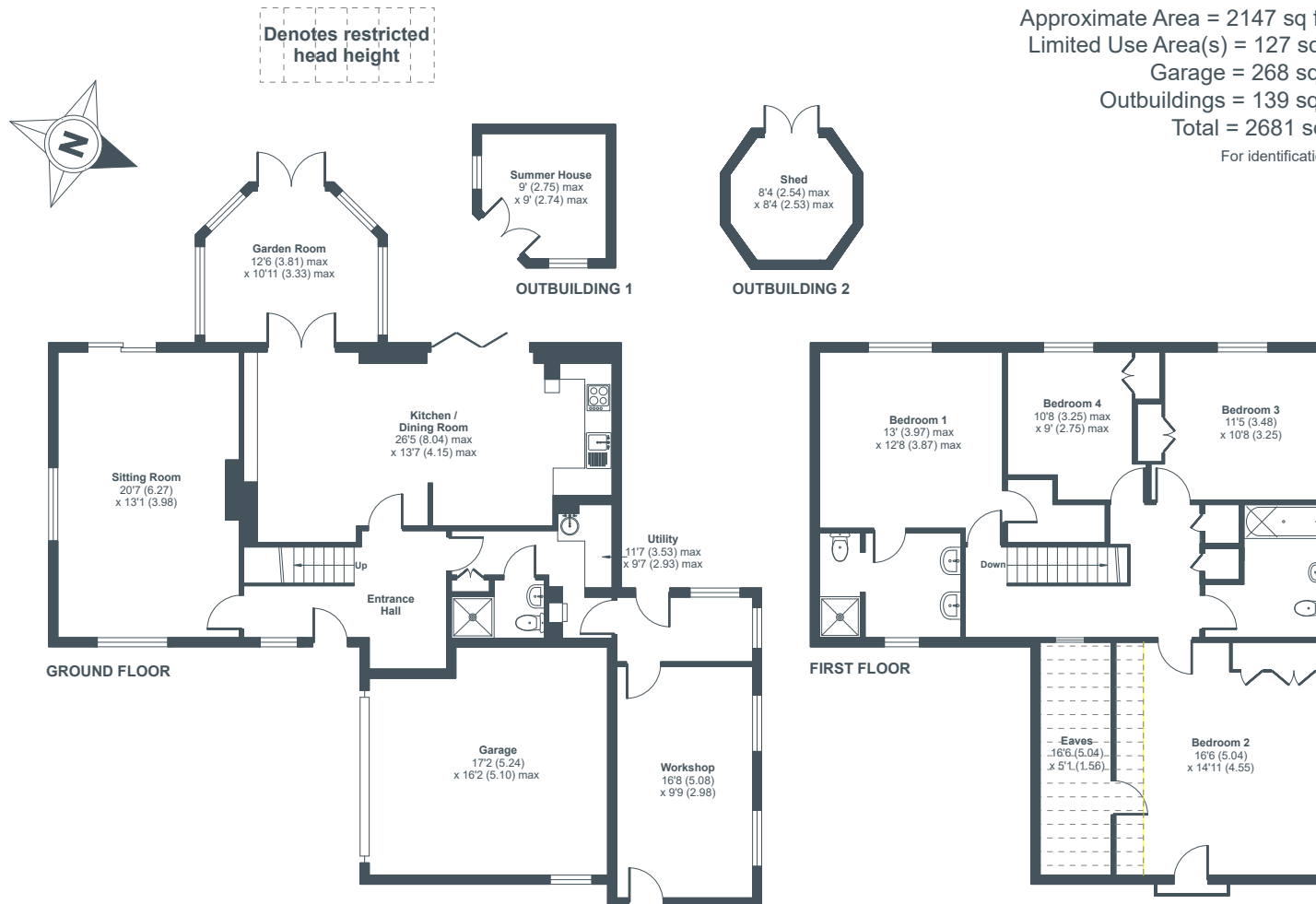
Limited Use Area(s) = 127 sq ft / 11.7 sq m

Garage = 268 sq ft / 24.8 sq m

Outbuildings = 139 sq ft / 12.9 sq m

Total = 2681 sq ft / 249 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). © nichcom 2025. Produced for Perry Bishop. REF: 1319439





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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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