

## Sivewright Way, Cirencester, Gloucestershire, GL7 0AB



- Modern semi-detached family home on the recently constructed 'The Steading' development
- Four bedrooms
- Generous and secluded plot
- Separate sitting room & study
- Modern kitchen dining room
- EPC B

# Sivewright Way, Cirencester, Gloucestershire, GL7 0AB

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Sitting on a generous and secluded plot within the recently constructed 'The Steading' development, around a mile's walk of Cirencester town centre, is this well-proportioned four bedroom 'The Gidea' style modern home benefitting from being finished to a high specification, high ceilings, landscaped and secluded rear garden, off street parking and garage.

The accommodation is arranged over two floors with the ground floor entrance hall with understairs storage, cloakroom, study, sitting room opening out to the garden, modern open plan fitted kitchen dining room, utility room which also accesses the garden. The first floor offers the principal bedroom with built-in wardrobes and ensuite, and three further bedrooms (two of which have bespoke fitted wardrobes) serviced by a family bathroom.

Outside, the property is situated on the outskirts of the development and benefits from backing on to allotments offering privacy and giving a feeling of openness and light. The enclosed private rear garden has been landscaped with a lawn and patio areas. Gated access from the garden leads to the two tandem parking space with an electric car charging point and garage.

NB - There is an annual estate management fee of £400.

## 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.

## 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.

## 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 with Chesterton Lane continue straight over and continue along Somerford Road, at the next mini roundabout continue straight again until the junction with Wilkinson Road. Turn left and then take the first left into the development, Sivewright Way, continue straight to the T junction turn left and the house can be found on the right hand side.

What3Words //wanted.locals.sized

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Air Source Heat Pump

## Local Authority

Cotswold District Council

Council tax Band - D

## Our reference

CIR250340 / 8th December 2025

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

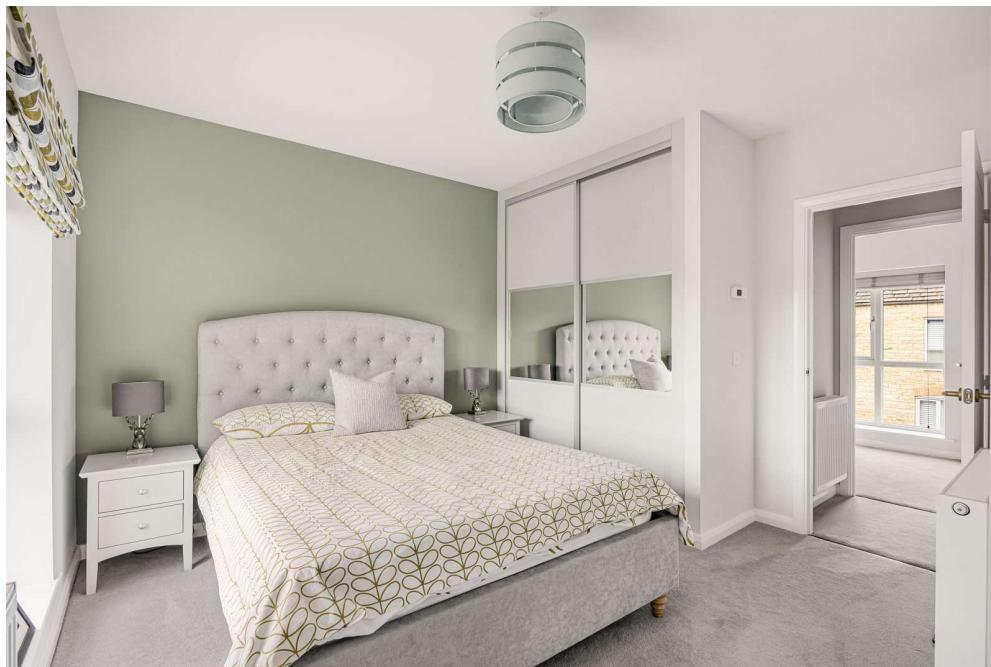
T: 01285 655355

E: cirencester@perrybishop.co.uk

## what the owner said

I've loved living here because it's such a peaceful spot, overlooking the allotments and surrounding nature. The community is full of genuinely good people and having access to the 'Steadings Hub' - with craft evenings and coffee mornings - has made it feel truly special. It's also a short walk into town for all the amenities, giving the perfect balance of quiet living and convenience.







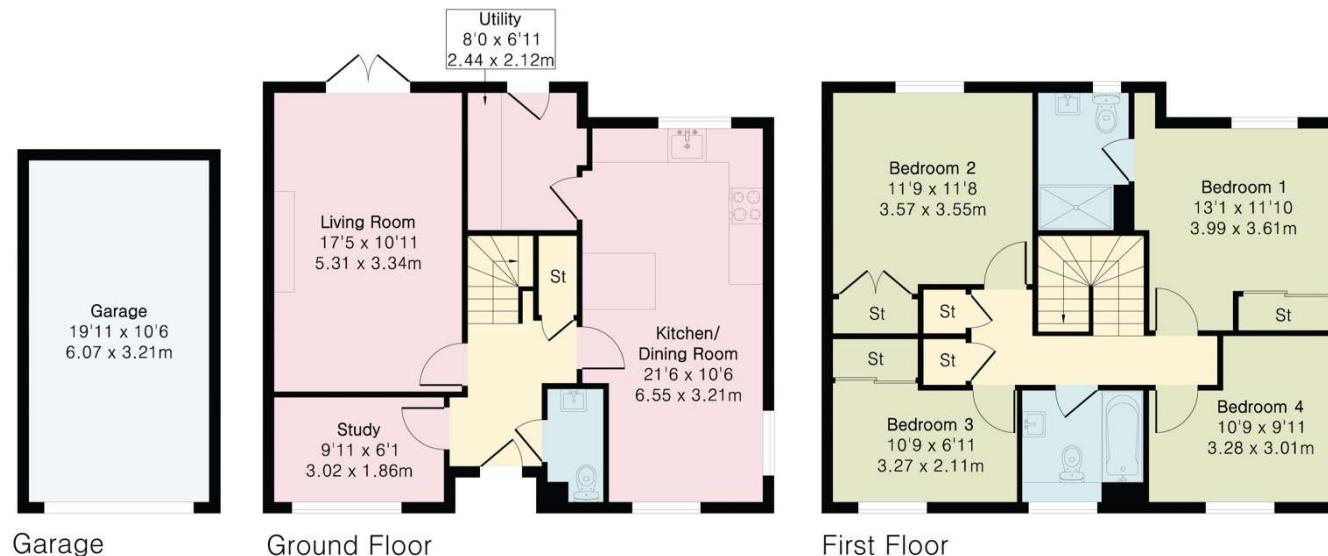
**Approximate Gross Internal Area 1320 sq ft - 123 sq m  
(Excluding Garage)**

Ground Floor Area 645 sq ft - 60 sq m

First Floor Area 675 sq ft - 63 sq m

Garage Area 210 sq ft - 19 sq m

N



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