

Gloucester Road, Stratton, Cirencester, Gloucestershire, GL7 2LJ



No chain • Lapsed planning permission to extend over the stables • Requires modernisation • Private road • 3+ parking spaces • Great outdoor space • Not listed • EPC D

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Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A rare opportunity to acquire a charming 1960s-built cottage located in the ever-popular village of Stratton, just moments from the heart of Cirencester. Thessaly Croft offers excellent potential for modernisation and extension, making it an ideal purchase for buyers looking to create their perfect family home.

Set over two floors and extending to approximately 929 sq ft (plus 157 sq ft outbuilding)

The property sits on a good-sized plot with scope to add further value. There is lapsed planning permission for a first-floor extension over the existing stable, offering fantastic potential to increase living space subject to reinstating consent.

Although requiring modernisation, the home benefits from a practical layout and solid 1960s construction, offering the perfect canvas to renovate and extend (STPP).

Located in a desirable residential area within walking distance to local amenities, good schools, and Cirencester town centre, this is a property not to be missed.

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 property is situated in the highly desirable area of Stratton, on the northern side of Cirencester.

Stratton has a village like atmosphere, and a real sense of community, yet is around a mile's walk of Cirencester's Market Place (town centre). It offers a primary school, pubs, a hotel, and a

shop with post office along with access to the Bathurst Estate with its acres of fields ideal for dog walkers or just a stroll.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

Directions

From our office in Silver Street, Cirencester turn left into Castle Street, through the Market Place, into Dyer Street and onto the London Road. At the roundabout take the first turning left onto the A435 and continue along this road taking a right turn immediately before the speed camera, follow this lane and the property can be found on the left hand side.

What3Words /// porridge.scrolled.deal

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

CIR/SM/CDH/18072025

We'd love to hear from you

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what the owner said

The location which is perfect for privacy, access to shops, Cirencester and major routes. We love the garden with its mature apple tree, and it's cottagey country feel.







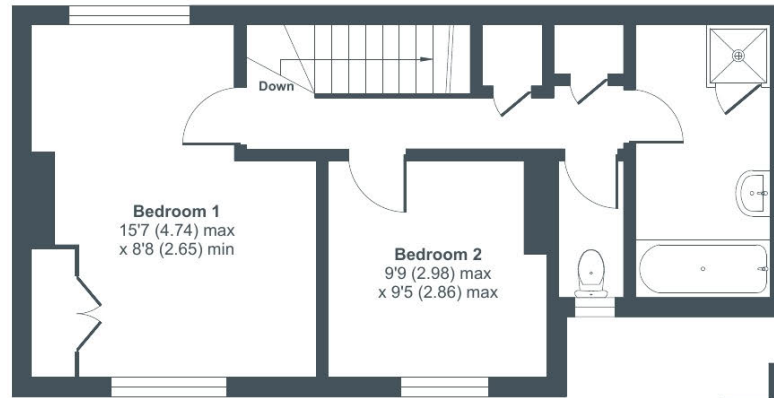
Thessaly Croft Gloucester Road, Stratton, Cirencester, GL7

Approximate Area = 929 sq ft / 86.3 sq m

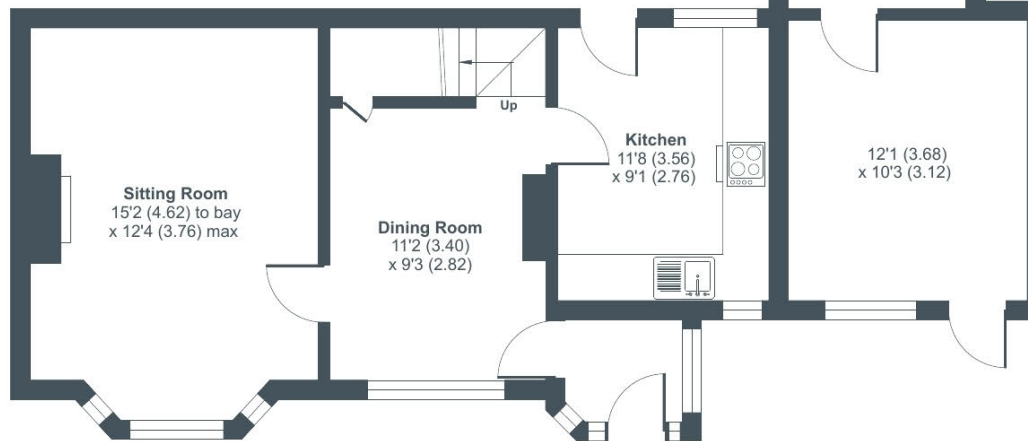
Outbuilding = 157 sq ft / 14.5 sq m

Total = 1086 sq ft / 100.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1325877



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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.

