

## Trotman Walk, Cirencester, Gloucestershire, GL7 1RJ



- Modern family home ● Five bedrooms ● Sitting room and separate Dining room ● Generous conservatory ● Fitted kitchen and utility room
- Secluded and landscaped rear garden ● Double garage and parking ● Around a mile's walk from Cirencester town centre
- EPC B

# Trotman Walk,

Cirencester, Gloucestershire, GL7 1RJ

## Key Features



5  
Bedrooms



3  
Bathrooms



3  
Receptions

## About the property

Located in a quiet position within this well-regarded and popular development situated on the eastern outskirts of Cirencester, this well presented, five-bedroom family home is around a mile's walk from the town centre.

Benefitting from a secluded rear garden, double garage and off street parking, the generous accommodation is arranged over three floors. Downstairs is an entrance hall and cloakroom, a dual aspect sitting room and a separate dual aspect dining room that could double as a study or playroom. These are laid to Ted Todd wood floors throughout.

The ground floor is completed by a lovely kitchen breakfast room, a separate utility room and a sizeable 16ft conservatory whose dual-aspect French doors open onto the living room and the garden to the rear.

The first floor consists of the principal bedroom, again dual aspect and benefitting from an en-suite shower room. There are two further dual aspect bedrooms serviced by a family bathroom. The second floor provides two further bedrooms and a shower room.

Outside, the property profits from a double garage with private, driveway parking for two more cars. This is situated to the rear of the property, and can be accessed from the enclosed and secluded rear garden, which has been landscaped to provide a patio and lawned areas with terraced borders. While to the front, only accessed via a footpath and overlooking a green, is an enclosed garden with steps up to the front door.

NB - The property is subject to a management fee for maintenance for the common grounds of approximately £300 p.a.

## Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes. There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

## 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 Cirencester follow through the Market Place into Dyer Street going straight over the traffic lights onto London Road. Go straight over the roundabout and immediately bear right onto London Road. Continue to the mini roundabout and turn left into Corinium Via on to Forstall Way and then Trotman Walk can be found on the left hand side. However, for vehicular access to the rear of the property and garage, continue straight on and then turn left on to Moss Way, then left again on to Savory Way. Go directly straight on and the property can be found at the end on the right.

What 3 Words

**expecting.feathers.vets**

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Gas

## Local Authority

Cotswold District Council

Council tax Band - E

## Our reference

CIR250443

3rd June 2026

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

## *what the owner said*

We have really enjoyed our time here over the past 5½ yrs but with our youngest finishing his last year at Kingshill School it is now time for others to enjoy living in this lovely family home. The house has so many terrific features: the quiet privacy of its sun-trap walled gardens; the chatter of birdsong in the woodland strip outside our front door (much better than a road!); and the short walks either to Harebushes Wood or town. Wildlife in an urban setting. Truly the best of both worlds that living in the capital of the Cotswolds can provide.







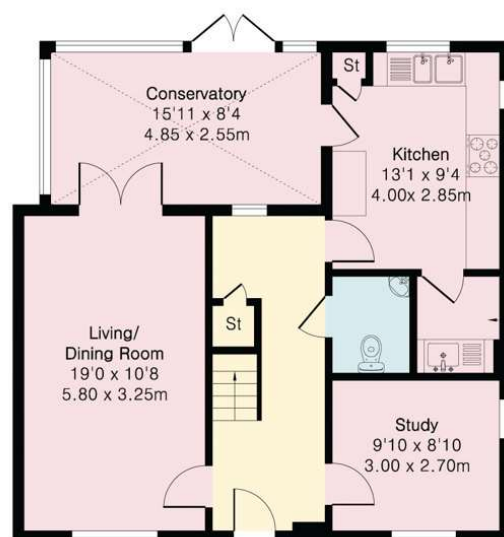
## Approximate Gross Internal Area 2097 sq ft - 195 sq m (Including Garage)

Ground Floor Area 773 sq ft – 72 sq m

First Floor Area 613 sq ft – 57 sq m

Second Floor Area 398 sq ft – 37 sq m

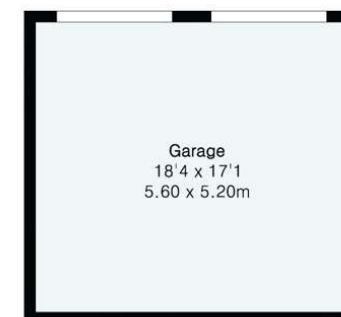
Garage Area 313 sq ft – 29 sq m



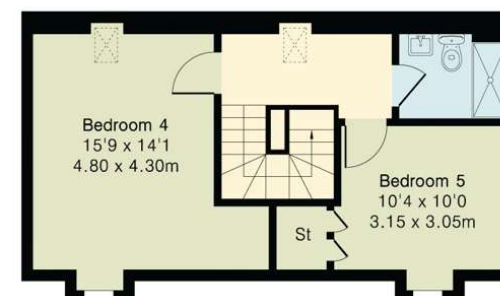
Ground Floor



First Floor



Garage



Second Floor

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