

Bowling Green Lane, Cirencester, Gloucestershire, GL7 2DZ



Detached bungalow sitting on a generous plot • Scope to extend and reconfigure if required
STPP • Kitchen breakfast room & sitting room • Shower room • Garage & off street parking • Just
over half a mile's walk of Cirencester town centre • Easy access to countryside walks • NO
ONWARD CHAIN • EPC D

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Key Features



3

Bedrooms



1

Bathroom



1

Reception

About the property

Offered for sale with no onward chain and situated just over half a mile's walk of Cirencester town centre and with immediate access to countryside walks via Stratton Meadows and the Humpty Dumps is 'Pengelly'. A detached three bedroom bungalow, having been in the same family ownership since they built it in 1975. The bungalow further benefits from off street parking, garage, sitting on a generous plot as well as offering the scope to extend and reconfigure if required and subject to the necessary permissions and regulations.

The single storey accommodation currently comprises entrance porch, hall with loft hatch and pull down ladder accessing a sizeable loft, triple aspect sitting room, kitchen breakfast room, shower room and three bedrooms.

Outside to the front, a Cotswold stone wall and recently installed fencing screen the property from the road, a gated paved drive provides ample off street parking and leads to the garage.

The garden wraps around the side opening up to the rear, the garden has been landscaped offering different areas of interest and backs onto and overlooks Stratton Meadows and River Churn.

NB - the existing septic tank does not meet current regulations and will need to be replaced ... inspection report and quote to replace are available upon request.

NB - Certificate of Structural Adequacy has been issued and available upon request. Clay shrinkage subsidence caused by excessive moisture demands of nearby vegetation. The influence from the implicated vegetation has been removed. A period of monitoring was undertaken confirming the property as stable. Repair work have been undertaken to the property, schedule of works also available upon request.

NB - there is an electrical substation sitting on the neighbouring plot.

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 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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools, a sixth form college campus and the Royal Agricultural University. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from being on the edge of the ever popular Cotswold Water Park with all the activities that has to offer.

Directions

From Cirencester centre leave the Market Place past the church into Dollar Street, follow the round to the right and then at the traffic lights filter left onto Abbey Way. Turn right after a few hundred yards into Bowling Green Lane. Follow the road almost to end, turn right through a set of 5 bar gates and the property can be found on the left hand side.

What3Words /// bookcases.rainfall.forgets

Services & Tenure

The tenure is freehold. Mains water, gas, and electricity are understood to be connected. The property has a septic tank, however the existing septic tank does not meet current regulations and will need to be replaced ... inspection report and quote to replace are available upon request.

Local Authority

Cotswold District Council.

Council Tax Band E.

Our reference

CIR/SW/CDH/10092025

We'd love to hear from you

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what the owner said

My siblings and I had an idyllic childhood growing up in Pengelly. We have fond, vivid memories of walking to the Abbey Grounds, enjoying long summer days at the outdoor swimming pool, having picnics at the Humpty Dumps, fishing in the River Churn at Stratton Meadows, and trips to the beautiful historic town of Cirencester. While such sites are all within a safe ten-minute walk from Pengelly, we were equally fortunate to attend Powell's School and The Deer Park, two schools that maintain their excellent reputations today.

Pengelly's spacious and charming garden was and still remains thoughtfully divided into inviting sections, perfect for hosting friends and family and from our own experience provided a wonderful safe outdoor natural playground for us to explore.

Thanks to our father fulfilling his lifelong dream of building a family home, three generations have shared special moments and lasting memories at Pengelly since 1975, and we sincerely hope it will offer the same warmth and joy for many generations to come.

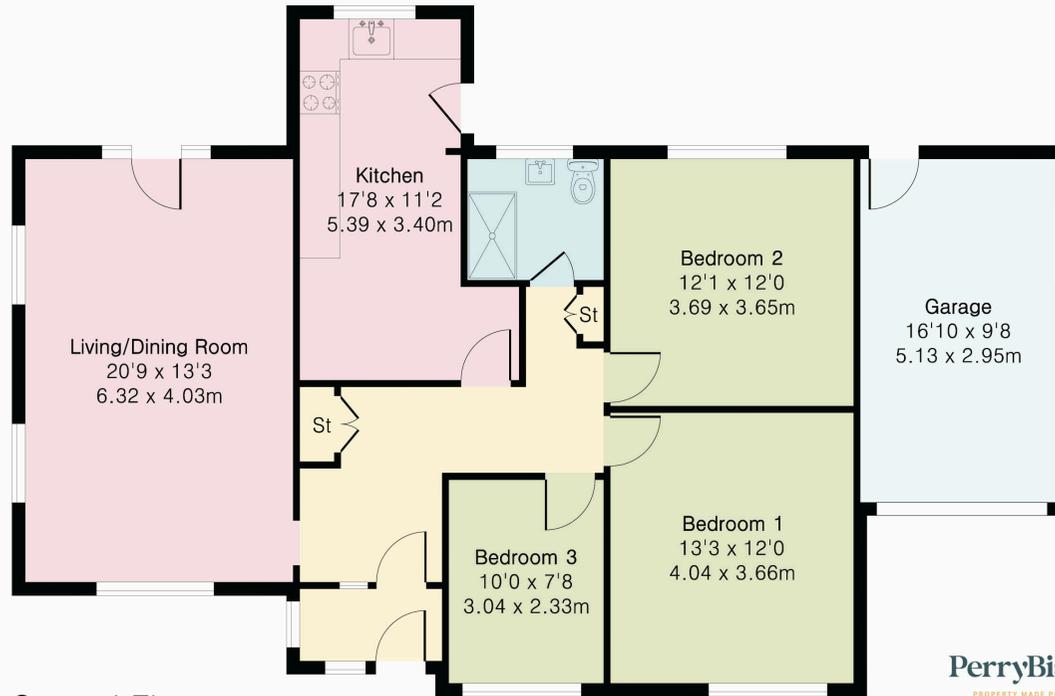






Approximate Gross Internal Area 1029 sq ft - 96 sq m (Excluding Garage)

Garage Area 163 sq ft - 15 sq m



Ground Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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