

## Cherry Tree Drive, Cirencester, Gloucestershire, GL7 1PJ



- Extended detached home with flexible accommodation ● Three/four bedrooms ● In excess of 1700 square feet
- Sitting room with wood burner ● Kitchen dining room ● Secluded and private gardens ● Off-street parking spaces
- Quiet cul-de-sac on the outskirts of Cirencester ● Lapsed planning permission for single storey extension
- NO ONWARD CHAIN ● EPC C

# Cherry Tree Drive,

Cirencester, Gloucestershire, GL7 1PJ

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Being offered for sale with no onward chain and situated within a quiet cul-de-sac on the outskirts of Cirencester, is this extended three bedroom detached house, offering in excess of 1700 square feet of accommodation and further benefitting from off street parking spaces, secluded private rear garden and the scope to extend further if required, with lapsed planning permission for single storey extension off the existing kitchen (Cotswold District Council, Application: 19/02156/FUL).

The well-proportioned and flexible accommodation is arranged over two floors with the ground floor comprising currently comprising entrance hall, vast principal bedroom, modern shower room, second double bedroom, sitting room with wood burner, kitchen dining room leading out to the rear garden, utility room, back off the hall is a study with stairs leading up to the first floor. The first floor, the converted attic offers two versatile rooms, currently bedrooms, as well as a cloakroom.

Outside, to the front are two separate gravelled driveway parking spaces with gated access leading the rear garden. The rear garden is divided into two enclosed linked sections. The section directly behind the kitchen offers a gravelled patio and lawn, while the larger second area mainly laid to lawn with a selection of fruit trees, large shed and chicken pen.

## 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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

## 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 turn right onto Castle Street, Continue left into Sheep Street and then keep right to the mini roundabout continuing straight over and at next roundabout take the 1st exit onto the A419 Signposted Swindon. At the roundabout take the 3rd exit onto Midland Road, take the 1st exit at the mini roundabout onto Bridge Road, and follow the road right onto Siddington Road. Take the road on your left into Cherry Tree Drive.

What 3 Words

**blink.drifter.inferior**

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas Central

## Local Authority

Cotswold District Council

Council tax Band - E

## Our reference

CIR250479

25th March 2026

## We'd love to hear from you

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**Approximate Gross Internal Area 1727 sq ft - 160 sq m**

First Floor Area 1327 sq ft – 123 sq m

Second Floor Area 400 sq ft – 37 sq m



First Floor



Second Floor

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