PerryBishop

PROPERTY MADE PERSONAL

2 St. Johns Close Stratton, Cirencester, Gloucestershire, GL7 2JA

Asking Price £500,000

2 St. Johns Close

Cirencester, Gloucestershire, GL7 2JA

Key Features

3 Bedrooms | 2 Bathrooms | 2 Receptions

- Extended 1930's semi-detached home
- Three bedrooms
- **Planning permission in place offering the opportunity to substantially enhance the first floor accommodation, creating a four bedroom, two bathroom layout.**
- Ample and flexible ground floor living space
- Generous rear garden
- Off street parking
- Cirencester's popular Stratton location

About the property

Offered for sale with planning permission already in place for a first floor extension to create four bedrooms and two bathrooms, is this well proportioned three bedroom 1930s semi-detached family home, occupying a generous plot within the popular Stratton area of Cirencester.

The accommodation is currently arranged over two floors and begins with a recently added entrance porch leading into the hallway. The ground floor provides a versatile reception room, which could also be used as a ground floor bedroom, together with a shower room, utility room, kitchen dining room and separate sitting room.

On the first floor are three bedrooms, served by a family bathroom. The approved planning permission offers an excellent opportunity to substantially enhance the first floor accommodation, creating a four bedroom, two bathroom layout.

Outside, the property benefits from a recently laid paved and gravelled driveway providing off road parking. An EV charging point has also been installed as part of the porch works, although this is not currently activated.

To the rear is a sizeable, landscaped garden, offering plenty of space for families and keen gardeners alike. The kerb has also been lowered on Whiteway View, providing the potential for vehicular access along the side of the property to the end of the garden if required.

Planning Permission: Planning permission has been granted for the "Erection of first floor side extension and associated works" under Cotswold District Council planning reference 26/01809/FUL, approved on 6 August 2026. Further details are available upon request.

Amenities

Stratton is a much sought after area situated just to the north of Cirencester. It has a village like atmosphere and a real sense of community, yet the property is around a mile's walk from the centre of Cirencester. Stratton offers a well renowned primary school, pubs, hotel and a shop with post office.

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
Leave Cirencester town centre by Spitalgate Lane and at the traffic lights and junction turn left onto Abbey Way following into Gloucester Road. Turn right onto the Cheltenham Road and after the Post Office turn right into Whiteway View. Take the first left turning on to St John's Close and the house can be found on the corner.

Services & Tenure
Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority
Cotswold District Council
Council tax Band - D

Our reference
CIR250506
10th September 2026

We'd love to hear from you
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Approximate Gross Internal Area 1410 sq ft - 131 sq m

Ground Floor Area 904 sq ft – 84 sq m

First Floor Area 506 sq ft – 47 sq m

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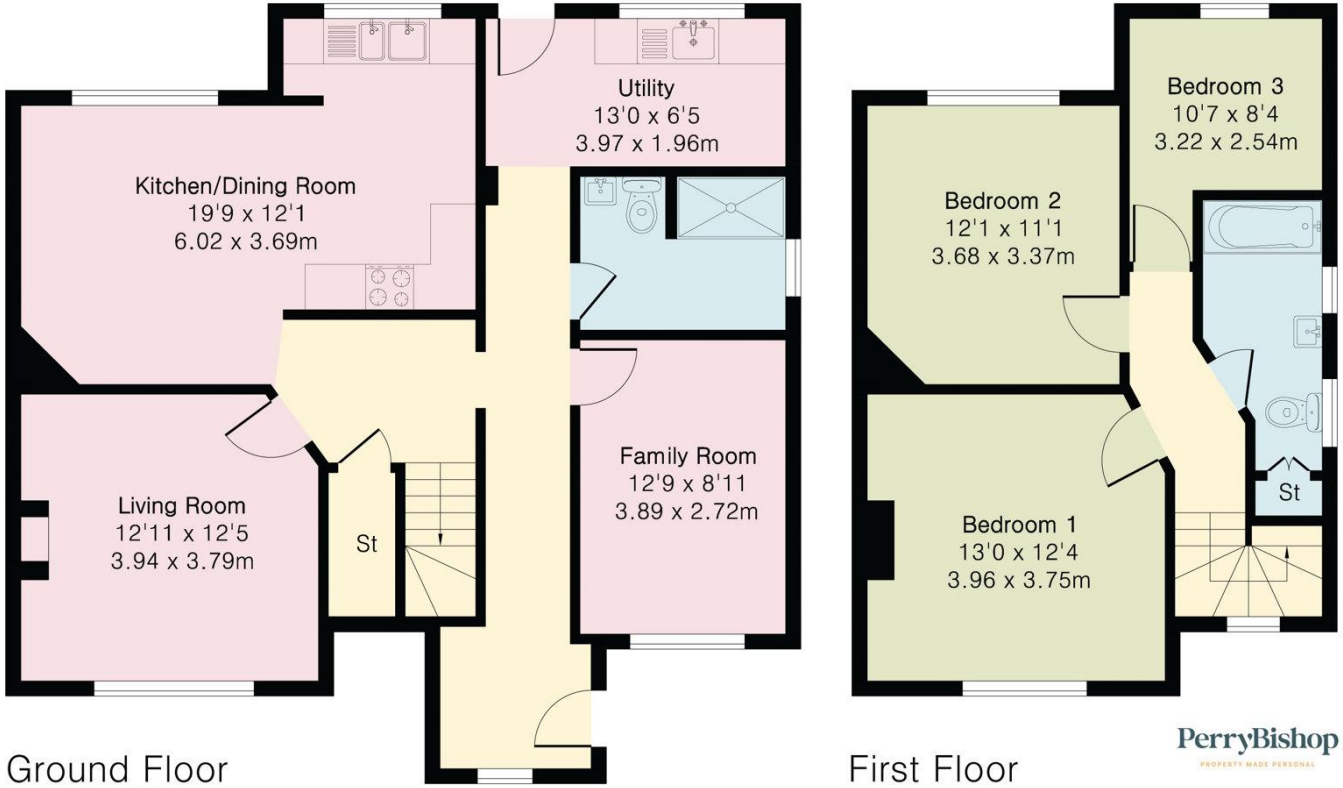
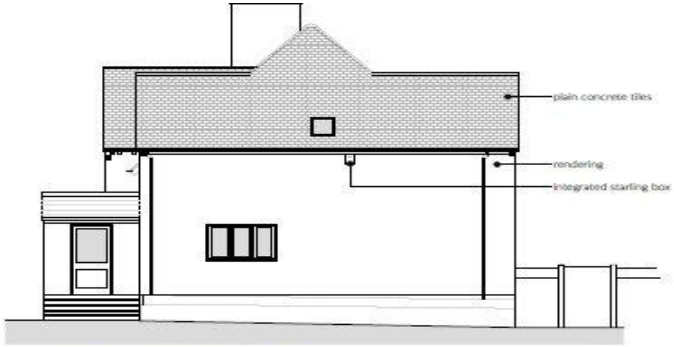
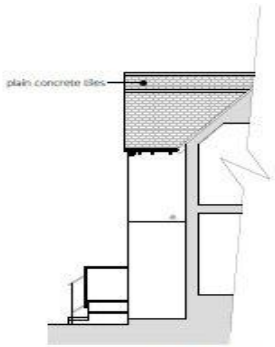


3 Proposed West Elevation
1:100



4 Proposed South Elevation
1:100

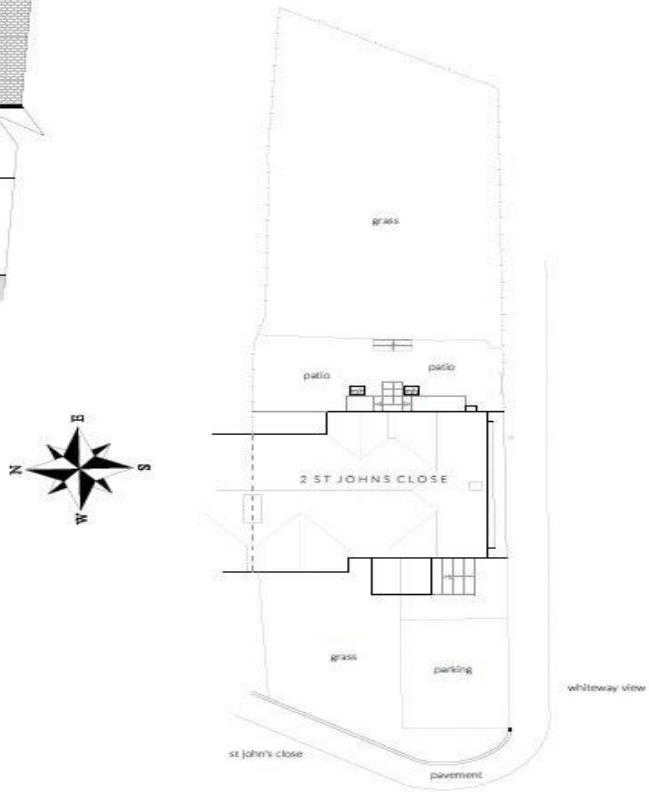


6 Proposed Part North Elevation
1:100

2 Proposed First Floor Plan
1:100

5 Proposed East Elevation
1:100

1 Proposed Ground Floor Plan
1:100



7 Proposed Block Plan
1:200

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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.