

# PerryBishop

PROPERTY MADE PERSONAL



**Ashcroft Gardens**, Cirencester, Gloucestershire, GL7 1RD

# Ashcroft Gardens,

Cirencester, Gloucestershire, GL7 1RD

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

- Extended 4 Bedroom detached
- Three bathrooms and downstairs wet room
- Garden room
- Parking for 2 cars
- Sizeable enclosed garden
- Central Cirencester location
- Sought after central location
- EPC D

## About the property

Nestled in sought after central Cirencester, this superbly extended detached home offers versatile and spacious accommodation ideal for modern family living.

Upon entering, you are welcomed into a bright hallway with stairs to the first floor and a convenient downstairs cloakroom. The dual aspect sitting room is a light and inviting space, centred around a stylish feature gas fireplace, and flows seamlessly into the dining space. To the rear, a sunny snug enjoys lovely garden views through French doors. This room also benefits from an adjoining wet room, allowing it to function as a ground-floor en-suite bedroom so offers plenty of flexibility.

Accessed from a side entrance there is a spacious kitchen-diner, beautifully designed for both everyday living and entertaining. A sleek island with granite worktop provides casual seating, while bifold doors open out to the landscaped rear garden, creating an effortless connection between indoor and outdoor spaces.

Upstairs, there are three generous double bedrooms and a further single bedroom. The principal bedroom features a large en-suite shower room, and the family bathroom includes both a bath and a separate shower.

Outside, the home boasts an enclosed, landscaped rear garden bordered by traditional dry stone walling and mature hedging, offering excellent privacy. The garden is mainly laid to lawn, with decked seating areas - perfect for outdoor dining and relaxation. A summer house has been added to give another entertaining space outdoors to enjoy the garden. To the front, there are two private parking spaces and a pretty cottage garden.

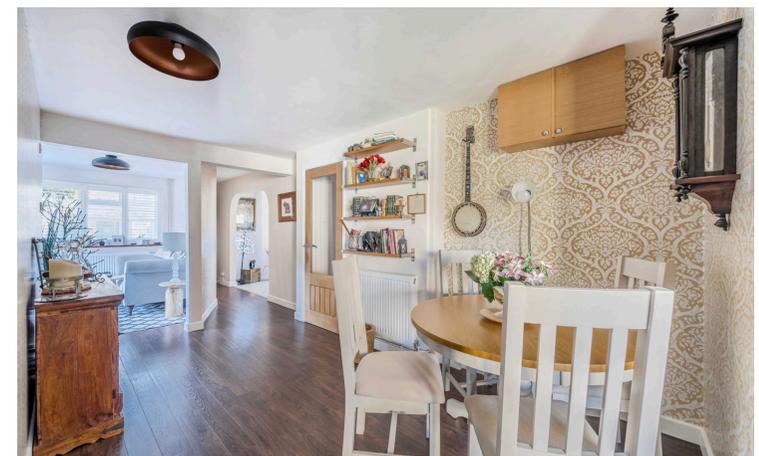
## Additional Information

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 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 weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding,



football, rugby and cricket.

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

#### **Directions**

From our office in Cirencester turn right into Castle Street, bear left at the end into Sheep Street, keep to the left hand side and at the mini roundabout turn left into Ashcroft Road. Take the turning on the right into Ashcroft Gardens where No. 45 can be found at the end of the road on the left hand side.

What3Words /// unloading.honey.guesswork

#### **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/SW/CDH/30092025

#### **We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

### *what the owner said*

This is a fantastic spacious home with two parking spaces and a large secluded garden. The house is double glazed, so quite. it's in walking distance to all shops, restaurants and pubs in town.









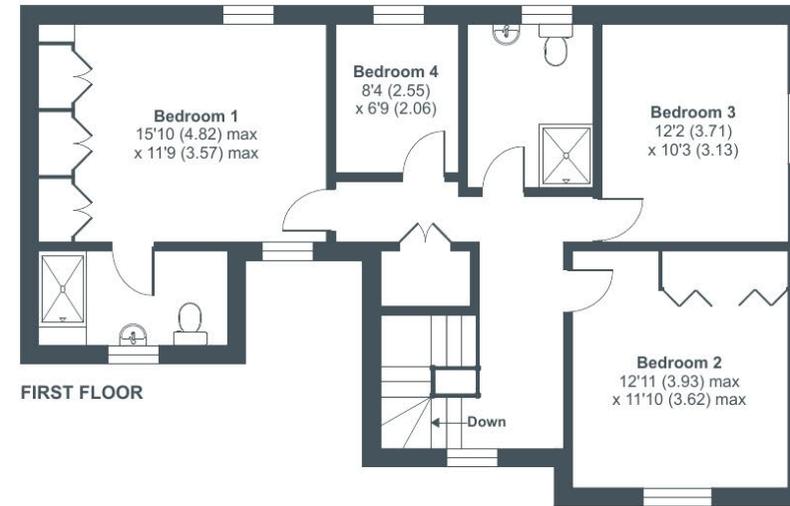
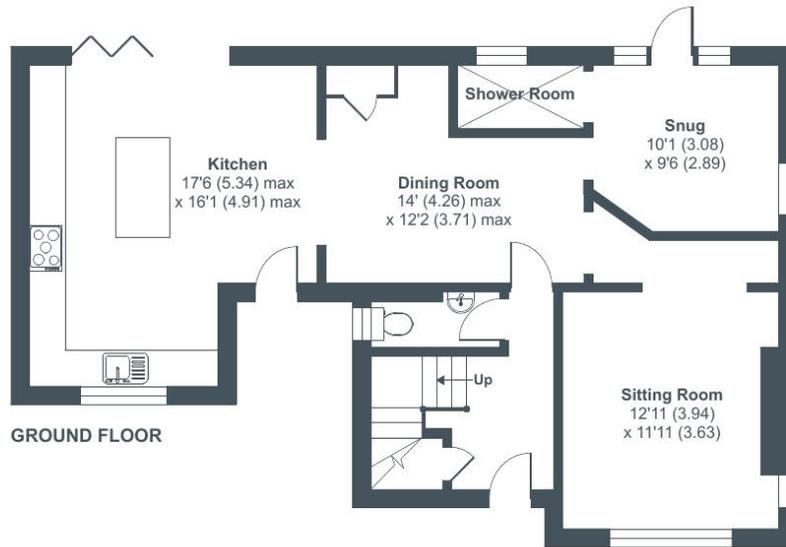
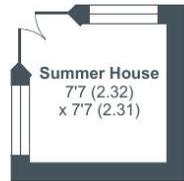
# Ashcroft Gardens, Cirencester, Gloucestershire, GL7

Approximate Area = 1684 sq ft / 156.4 sq m

Summer House = 54 sq ft / 5.1 sq m

Total = 1738 sq ft / 161.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1360900

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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.

Gloucestershire • Oxfordshire • Wiltshire

