

# PerryBishop

PROPERTY MADE PERSONAL

**Beresford House**, Shepherds Way, Cirencester, Gloucestershire, GL7 2EX



- First (top) floor mansion flat
- Two double bedrooms
- Sitting dining room
- Fitted kitchen
- En-suite WC & separate bathroom
- Share of Freehold
- Garage
- Communal gardens
- Around half a mile's walk of Cirencester town centre
- EPC D

# Beresford House

Shepherds Way

## Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A well proportioned, first (top) floor two double bedroom mansion flat with garage and communal gardens all situated around half a mile's walk from Cirencester town centre.

The accommodation comprises entrance hall with storage cupboard, sitting dining room, two double bedrooms; one with an en-suite WC, separate bathroom and fitted kitchen with back door leading out to the garage.

Outside, there are communal gardens to the front of the building with gated access and pathway leading to the rear with access to the garages and rear of apartments. The whole is enclosed by dry Cotswold stone walling in mature attractive surroundings.

Service charge of £151.00 per month.

## 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.

## 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 on Silver Street turn left into Castle Street, and follow into the Market Place, carry on into Dyer Street and at the traffic lights go straight over. At the large roundabout keep in the left hand lane and take the first exit into Grove Lane. At the traffic lights take the right hand land and turn right onto The Whiteway. Take the first left into Bowling Green Road, then the next left into Shepherds Way and Beresford House can be found with the junction with St. Johns Road.

## What 3 Words

explained.mascots.cabinets

## Services & Tenure

Tenure - Share of Freehold, service charge is £151.00 per month

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Gas





**Local Authority**  
Cotswold District Council  
Council tax Band - A

**Our reference**  
CIR250515  
2nd April 2026

**We'd love to hear from you**  
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### *what the owner said*

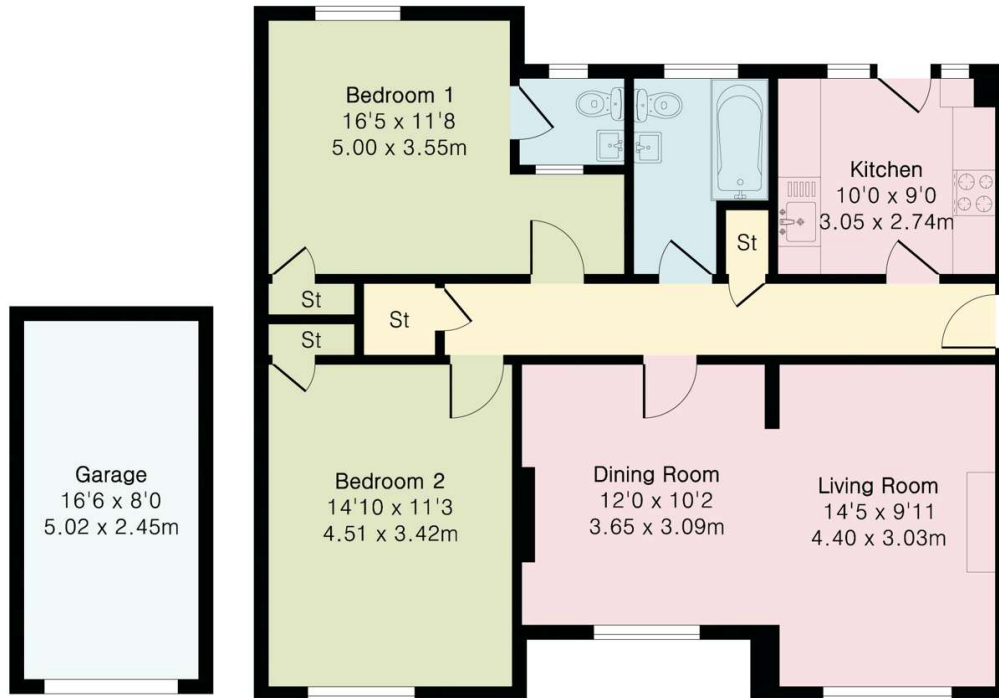
The flat is in a quiet and pleasant area of Cirencester but close enough to town to be able to walk. The flat is bright and sunny. All the neighbours are pleasant.



**Approximate Gross Internal Area 1062 sq ft - 98 sq m  
(Including Garage)**

First Floor Area 930 sq ft – 86 sq m

Garage Area 132 sq ft – 12 sq m



Garage

First 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.

Gloucestershire • Oxfordshire • Wiltshire

