

PerryBishop

PROPERTY MADE PERSONAL



Cheltenham Road, Baunton, Cirencester, Gloucestershire, GL7 7BE

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Baunton, Cirencester, Gloucestershire, GL7 7BE

Key Features



4
Bedrooms



1
Bathrooms



2
Receptions

- Spacious detached house
- Attractive aspect
- Double garage
- Dual aspect sitting room
- Dining room
- Kitchen
- Large private gardens
- No onward chain

About the property

An attractive and individually designed detached four-bedroom reconstituted stone-built home, presenting an exciting and rare opportunity for prospective purchasers seeking to create a home tailored to their own taste. Whilst the property requires a programme of modernisation and cosmetic updating throughout, it offers generous and well-balanced living accommodation, together with a flexible layout that lends itself perfectly to reconfiguration or enhancement. This is an ideal prospect for buyers who are keen to put their own stamp on a characterful home.

The ground floor comprises of two well-proportioned reception rooms, each enjoying natural light and offering space for both everyday family living and more formal entertaining. The spacious kitchen area provides excellent scope for redesign and remodelling, with room to create a contemporary open-plan kitchen/dining space if desired.

To the first floor, the property offers four well-sized bedrooms along with a family bathroom.

Externally, the property has a double garage and generous off-road parking offering valuable storage space and giving potential for conversion into additional living accommodation, a home office, or studio, subject to obtaining the appropriate permissions.

To the rear, a delightful and well-established garden creates a private retreat. Featuring mature planting, a large pond, and a variety of established shrubs and borders, the garden provides an attractive setting for outdoor entertaining, gardening enthusiasts, or relaxing and enjoying the surroundings.

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

Baunton is a small Cotswold village close to the market town of Cirencester which 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, a weekly market and



there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a community hospital, a leisure centre and a lovely outdoor swimming pool. Nearby are 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

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. Continue on the Cheltenham Road A435 towards Baunton. The property can be found on the righthand side of the road just beyond the signpost 'Baunton' and just before the slip road that leads to the village.

What 3 Words

humans.linked.numeral

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Private Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - G

Our reference

CIR/SM/CDH/09032026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



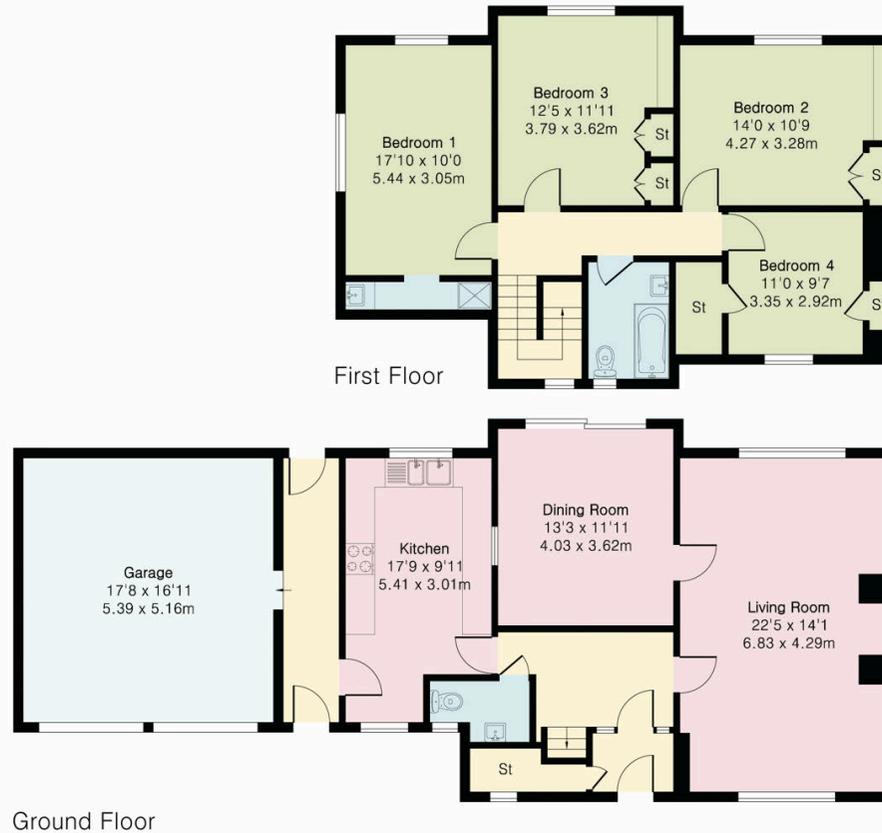




**Approximate Gross Internal Area 1967 sq ft - 183 sq m
(Including Garage)**

Ground Floor Area 1193 sq ft – 111 sq m

First Floor Area 774 sq ft – 72 sq m



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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

