

PerryBishop

PROPERTY MADE PERSONAL

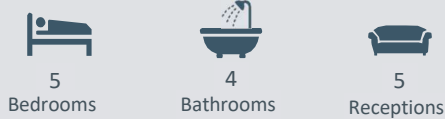


Baunton Lane Cirencester, Gloucestershire, GL7 2LL

Baunton Lane

Cirencester, Gloucestershire, GL7 2LL

Key Features



- Substantial detached family home
- Five double bedrooms
- Approximately 3300 square feet of accommodation
- Flexible and interconnecting living spaces
- Four bathrooms
- Ample off street parking with garage
- Secluded south westerly facing rear garden

About the property

Situated off this highly regarded residential road within Stratton, on the outskirts of Cirencester, is this substantial, five bedroom detached family home offering flexible accommodation and benefitting from ample off street parking, integral garage, private south westerly facing rear garden and elevated views across the open countryside of Cirencester Park.

The approximate 3300 square feet of accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, utility room accessing the integral garage, the fitted kitchen open to a dining area and snug. The snug leads into a garden room with bi-fold doors opening into and overlooking the rear garden, the garden room cleverly interconnects the rest of the living spaces; separate living room, playroom (with stairs off to bedroom two) and music room.

The divided first floor offers one side with four double bedrooms, which included a generous principal suite with dressing room, vast bedroom with Juliet balcony and fabulous en-suite bathroom with separate shower, the other three bedrooms are serviced by another en-suite and separate family bathroom. A second stairs case leads off the playroom and leads to a large double bedroom and en-suite shower room. This side of the property lends itself to the potential of creating annexed accommodation if required.

Outside, to the front, a shared drive leads from Baunton Lane to the the house and a private gravelled drive, garage as well as a sizeable lawn. Gated access is offered to the side of the property into the secluded rear garden. The garden benefits from a sunny south westerly aspect and been landscaped to provided different areas of interest with a sheltered dining patio, lawn and gravelled areas.

Amenities

The property is situated on the highly desirable Baunton Lane in Stratton, an area on the northern side of Cirencester.

Stratton has a village like atmosphere, and a real sense of community yet is with-in a mile's walk of Cirencester's Market Place (town centre). It offers a Primary School, pubs, a hotel, and a shop with post office along with access to the Bathurst Estate with its acres of fields ideal for dog walkers or just a stroll.

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.

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 in Cirencester, turn left into the Market Place and turn left into Dollar Street bearing right at the bottom into Spitalgate Lane. At the traffic lights filter left onto Abbey Way, keep left into the Gloucester Road and just as you leave Cirencester, take the last turning on the right hand side into Baunton Lane. The property can be found at the bottom of a private lane on the right hand side.

What3Words /// mirroring.every.snow

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - F

Our reference

CIR250594

8th December 2025

We'd love to hear from you

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what the owner said

We moved to the house, our home, 30 years ago with three young children, 10, 11 & 12. Stratton Primary School is 5 minutes away and is an excellent junior school. Deer Park and Kingshill are excellent secondary schools. There is a park 10 minutes' walk away. There is ample back and front gardens for play and leisure, which has an easy upkeep.

Our home is truly a family home waiting for a new generation. Our children love this house and how it has evolved over the years. I love it too but I am on my own now, having lost my husband 8 years ago, so it is time for it to have a new family.



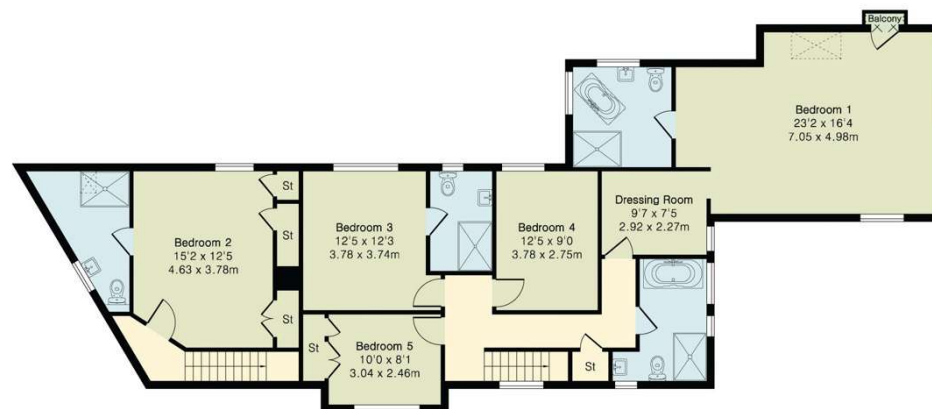




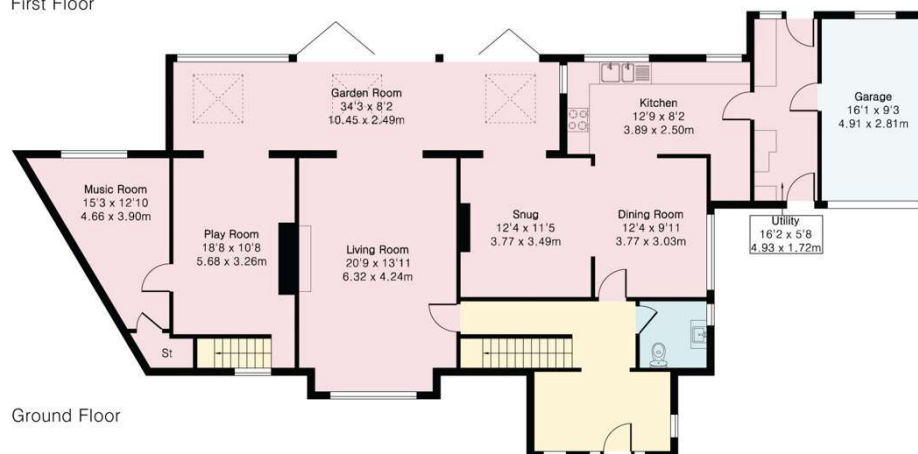
**Approximate Gross Internal Area 3305 sq ft - 307 sq m
(Including Garage)**

Ground Floor Area 1837 sq ft – 171 sq m

First Floor Area 1468 sq ft – 136 sq m



First Floor



Ground Floor

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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.

