

Gardner Way, Cirencester, Gloucestershire, GL7 1ZA



- Detached modern family home
- Four bedrooms
- Sitting room
- Generous kitchen dining room
- Three bathrooms and ground floor cloakroom
- EPC B

Gardner Way,

Cirencester, Gloucestershire, GL7 1ZA

Key Features



4

Bedrooms



2

Bathrooms



1

Receptions

About the property

Offered for sale with no onward chain and situated on the eastern outskirts of Cirencester on the 2017 constructed David Wilson 'Pembroke Park' development, around a mile's walk from the town centre, is this four bedroom detached family home.

The accommodation is arranged over three floors with the ground floor comprising entrance hall with built-in cupboard, cloakroom, sitting room and a generous kitchen dining room with box bay opening out to the rear garden.

The first floor consists of a landing, guest bedroom with en-suite shower room, two further bedrooms and a family bathroom. The top floor offers the principal bedroom suite with large bedroom, built-in wardrobes and en-suite shower room.

Outside, to the front there is driveway parking leading to a single garage. The rear garden is landscaped with low maintenance in mind.

NB - the property is subject to an annual management fee of £325.00.

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, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

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

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

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 follow through the Market Place into Dyer Street going straight over the traffic lights onto London Road. Go straight over the roundabout and immediately bear right onto London Road. Continue over the next mini roundabout. Take your next left into Gardner Way and immediately right and the property can be found on the left hand side.

What 3 Words **merit.surfer.nooks**

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - E

Our reference

CIR260014

18th February 2026

We'd love to hear from you

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Approximate Gross Internal Area 1396 sq ft - 130 sq m (Excluding Garage)

Ground Floor Area 553 sq ft – 51 sq m

First Floor Area 503 sq ft – 47 sq m

Second Floor Area 340 sq ft – 32 sq m

Garage Area 216 sq ft – 20 sq m



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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.

