

Overhill Road, Stratton, Cirencester, Gloucestershire, GL7 2LG

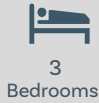


Beautifully renovated semi-detached family home • Three bedrooms • Stylish open-plan kitchen, dining and family room • Separate sitting room with open fireplace • Modern shower room • EPC D •

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Stratton, Cirencester, Gloucestershire, GL7 2LG

Key Features



About the property

Offered for sale with no onward chain is this beautifully renovated three bedroom semi-detached family home, occupying a generous plot in the highly sought Stratton area of Cirencester. Combining period charm with stylish contemporary living, the property also benefits from a southerly facing rear garden, substantial garden studio, workshop and ample driveway parking.

The accommodation is arranged over two floors with the ground floor comprising an entrance porch leading into a welcoming hallway with cloakroom and attractive staircase to the first floor. To the front of the property is a sitting room centred around an open fireplace and enjoying a picture window. The heart of the home is the impressive open plan kitchen, dining and family room; a bright and sociable space featuring bi-fold doors opening directly onto the southerly facing garden. The contemporary kitchen is fitted with an extensive range of quality units, integrated appliances and generous worktops incorporating a breakfast bar, while the dining and family areas provide excellent space for everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms. The two principal bedrooms both benefit from fitted wardrobes, while the third is a comfortable single bedroom capable of accommodating a small double bed. A stylish family shower room serves all three bedrooms, and the landing offers useful built-in storage together with a small study area.

A particular highlight of the property is the detached garden studio. Constructed by the current owners, this substantial, insulated space benefits from power, lighting and heating, making it ideal as a home office, creative studio or gym. In addition, a large detached workshop provides excellent storage or hobby space and is also equipped with power and lighting.

Externally, the property offers excellent parking, with double gates opening onto a generous gravel driveway providing ample parking. The enclosed rear garden enjoys a sunny southerly aspect and offers an excellent degree of privacy, enclosed by a combination of natural Cotswold stone walling and fencing. Immediately behind the house is a generous patio, ideal for outdoor dining and entertaining, beyond which is a large lawn with raised herb beds, mature planting and a log store.

Amenities

Stratton is a much sought after area situated on the northern side of Cirencester. Stratton has a village like atmosphere, and a real sense of community, yet the property is around a mile and a half'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 Silver Street turn right into Castle Street and bear right and continue to the right into Park Street. Take the first left and follow the road round to the right into Thomas Street. At the T junction turn left and immediately right into Spitalgate. At the traffic lights bear left onto Gloucester Road. Follow this road until you can see Stratton House Hotel on the left hand side, turn right into Overhill Road opposite the hotel. The property can be found on the right hand side.

What 3 Words [///pony.cupcake.taskbar](#)

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cotswold District Council
Council tax Band - D

Our reference

CIR260022
6th August 2026

We'd love to hear from you

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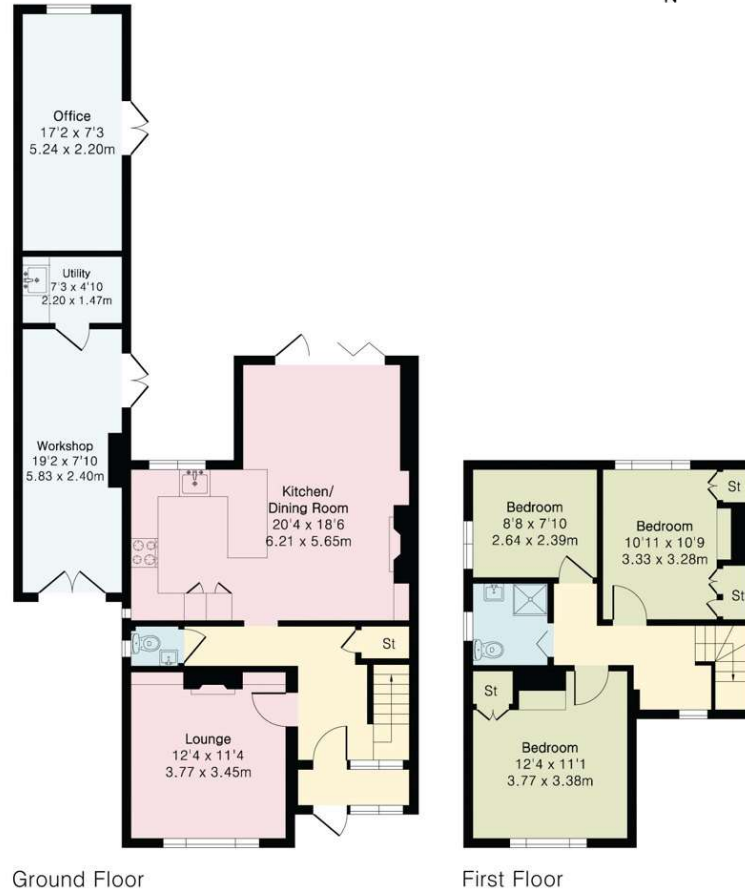


**Approximate Gross Internal Area 1066 sq ft - 99 sq m
(Excluding Outbuilding)**

Ground Floor Area 610 sq ft - 57 sq m

First Floor Area 456 sq ft - 42 sq m

Outbuilding Area 301 sq ft - 28 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.

