

May Tree Close, Coates, Cirencester, Gloucestershire, GL7 6NQ

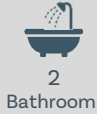
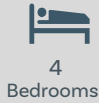


Extended detached home • Four bedrooms • Two reception rooms • Kitchen/family room •
Family bathroom • EPC D •

May Tree Close,

Coates, Cirencester, Gloucestershire, GL7 6NQ

Key Features



About the property

Occupying a peaceful position within a quiet cul-de-sac, this beautifully presented and extended four-bedroom detached family home enjoys an enviable location in the popular village of Coates, on the outskirts of Cirencester. Offering the perfect balance of countryside living and convenience, the property is within easy reach of Cirencester's excellent range of amenities, schools, and leisure facilities, whilst benefitting from countryside walks.

The accommodation is arranged over two floors and is both spacious and versatile. A welcoming entrance hall provides access to the cloakroom and staircase to the first floor. The inviting sitting room is centred around a fitted wood-burning stove, creating a cosy focal point, while French doors open directly onto the rear garden, allowing for plenty of natural light.

The impressive kitchen/family room is well-appointed with an extensive range of wall and base units, complemented by generous work surfaces and integrated appliances. Designed as the heart of the home, it offers ample space for family dining and everyday living. A side door provides convenient external access, while French doors connect seamlessly to the sitting room and the conservatory. The conservatory offers an additional reception space with further doors opening onto the rear garden, creating an excellent flow for both family life and entertaining.

To the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The master bedroom benefits from a generous en-suite shower room, while the remaining bedrooms provide flexible accommodation.

Externally, to the front is a well-maintained garden and a driveway providing ample off-road parking, leading to the garage. The rear section of the garage has been thoughtfully converted into a home office, ideal for remote working while retaining useful storage to the front.

The enclosed rear garden enjoys a high degree of privacy and has been attractively landscaped. Predominantly laid to lawn it also features a generous paved patio and a covered seating area, providing the perfect setting for outdoor dining, entertaining and relaxing throughout the year.

Combining generous living accommodation, excellent presentation, and a highly sought-after village location, this is a superb family home ideally suited to modern family living.

Amenities

Coates is a sought-after Cotswold village located approximately four miles west of Cirencester and adjacent to the historic Cirencester Park, part of the Bathurst Estate. The village enjoys a thriving community with a village hall, a range of local clubs and societies, and the attractive Parish Church of St Matthew, which dates back to the 13th century. The church features a fine perpendicular tower, a 13th-century piscina, a Norman font and an impressive Norman doorway.

The village is ideally positioned close to the source of the River Thames, with the popular Thames Head Inn nearby. The recently reopened Tunnel House Inn, situated on the edge of the village towards Tarlton, is also within easy walking distance, providing two excellent country pubs to enjoy.

Kemble railway station is approximately three miles away and offers direct services to London Paddington, Swindon and Cheltenham, making Coates an attractive location for both commuters and those seeking a countryside retreat.

The surrounding area is renowned for its excellent selection of both state and independent schools. A wealth of recreational opportunities can be found nearby, including racing at Cheltenham Racecourse, polo at Cirencester Park and Westonbirt, water sports at the Cotswold Water Park, hunting with the Vale of White Horse (VWH) Hunt, together with an excellent choice of golf courses, equestrian facilities and country pursuits.

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 right onto Castle Street, bearing left at the end of the road into Sheep Street. Follow the road round to the right and proceed across the mini roundabout. At the main roundabout take the third exit on to the A429 Tetbury Road. Continue for around 2.3 miles, passing straight across the next roundabout, then turn right onto the Trewsbury Road, signposted for Coates. Proceed for approximately 1.1 miles then turn right just pass the bus stop. Continue along the road and taking the first right in to May Tree Close bearing right as the road forks and the house can be found towards the end.

What 3 Words [///yesterday.topples.flow](#)

Services & Tenure

Tenure - Freehold

Electricity - Main Supply

Water - Mains Supply

Sewerage Mains Sewerage

Local Authority

Cotswold District Council /Council tax Band - E

Our reference

CIR260077

15th July 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355 /E: cirencester@perrybishop.co.uk

what the owner said

Perfect modern living with great outdoor entertaining area. The houses always feels warm and bright south facing garden. Large kitchen with a dining room with the wood burner. The village and neighbourhood are super friendly with a great pub.



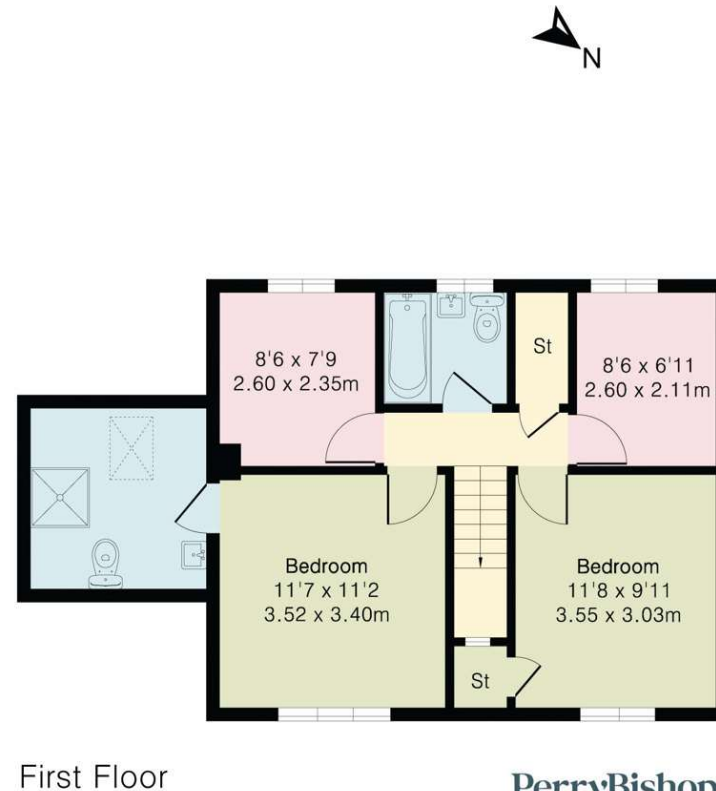
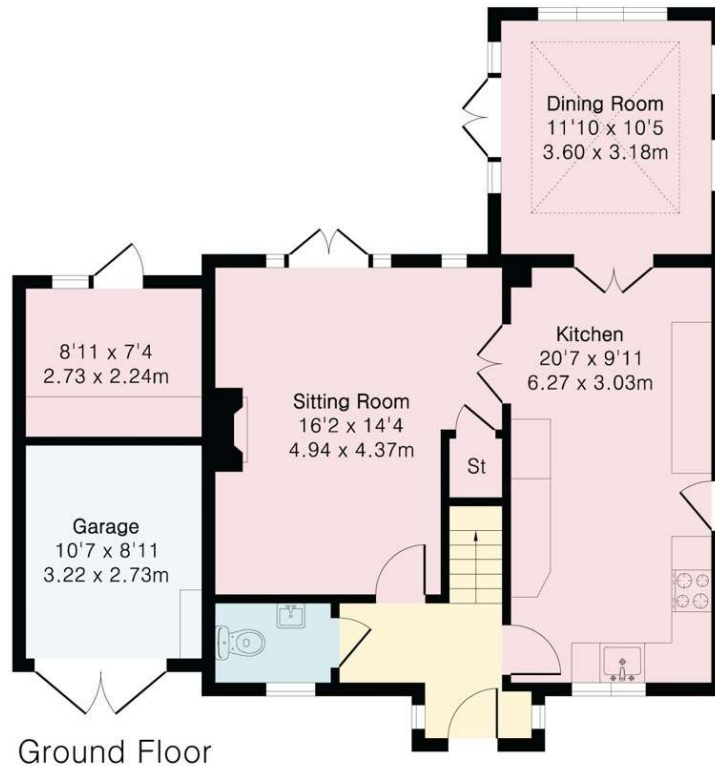




**Approximate Gross Internal Area 1411 sq ft - 131 sq m
(Including Garage)**

Ground Floor Area 821 sq ft – 76 sq m

First Floor Area 590 sq ft – 55 sq m



PerryBishop
PROPERTY MADE PERSONAL

perrybishop.co.uk

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.

