

PerryBishop

PROPERTY MADE PERSONAL



Shepherds Way, Cirencester, Gloucestershire, GL7 2EY

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

- Spacious detached house
- Four bedrooms
- Sought after location near the town centre
- Off street parking
- Spacious sitting room
- Extended Kitchen/ family/ dining room
- South facing garden
- EPC C

About the property

A beautifully presented and thoughtfully extended four-bedroom detached family home, enjoying a private south-facing garden and off-street parking, ideally positioned on the fringes of the historic market town of Cirencester. The property is perfectly placed for convenient access to local amenities, well-regarded schools, and picturesque countryside walks synonymous with the surrounding Cotswold landscape.

Arranged over two spacious floors, the accommodation opens into a welcoming entrance hall with stairs rising to the first floor. The generous sitting room offers an inviting space for relaxation, complete with French doors opening onto the rear garden, allowing natural light to pour in.

The heart of the home is the impressive extended kitchen/dining/family room - a superb, light-filled space designed for modern living and entertaining. The kitchen features a range of wall and base units with complementary work surfaces, a central island, and ample

space for a large dining table creating the perfect space for growing families. A door leads through to a versatile study/hobby room, ideal for home working or creative pursuits.

To the front of the property, a cosy snug provides a charming retreat, enhanced by a wood-burning stove. Completing the ground floor is a cloakroom and a practical utility room with side access to the property.

Upstairs, the generous principal bedroom benefits from a stylish modern en-suite bathroom with underfloor heating. There are three further well-proportioned double bedrooms, all served by a contemporary family shower room, which also enjoys the comfort of underfloor heating.

Externally, the property boasts a generous south-facing rear garden, well enclosed and offering a high degree of privacy - perfect for outdoor entertaining and family enjoyment. Pedestrian access leads to the front, where a driveway provides off-road parking for two vehicles.

A superb family home combining space, style, and an excellent location creating this striking family home, that must be seen to be fully appreciated.

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

The market town of Cirencester 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, and weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is 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

Leaving Cirencester via Dollar Street into Spitalgate Lane, at the traffic lights turn left onto Abbey Way. Take the first turning right into Bowling Green Lane and the first right again into Shepherds Way. No 6 can be found on the right hand side.

What3Words: [///snipped.brew.wizards](https://www.what3words.com/#!/snipped.brew.wizards)

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band- F

Our reference

CIR/SM/MS/15042026

We'd love to hear from you

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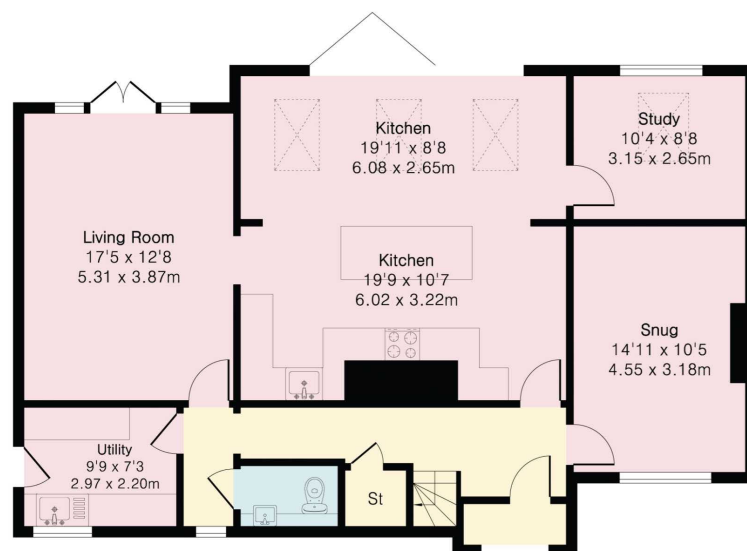




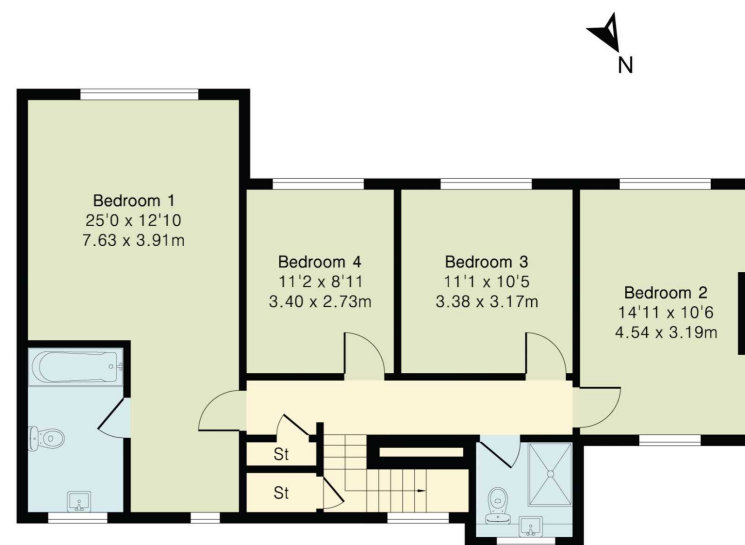
Approximate Gross Internal Area 2025 sq ft - 189 sq m

Ground Floor Area 1137 sq ft – 106 sq m

First Floor Area 888 sq ft – 83 sq m



Ground Floor



First 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.

Gloucestershire • Oxfordshire • Wiltshire

