

7 Manor Close, Cirencester, Gloucestershire, GL7 2ND



- Three-bedroom semi-detached home
- Pleasant outlook over a green area
- Garden room overlooking garden
- Sizeable sitting room
- Modern Fitted kitchen
- EPC D

Offers In Excess Of £325,000

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7 Manor Close

Cirencester

Key Features



3
Bedrooms



1
Bathrooms



2
Receptions

About the property

7 Manor Close is a beautifully presented and pleasantly situated three-bedroom semi-detached house, tucked away in a quiet position overlooking an open green, whilst also being close to open countryside and within walking distance of the highly regarded Stratton School.

The well-proportioned accommodation comprises an entrance hall with built-in storage, and a bright sitting room featuring an electric fireplace and attractive views over the green. The spacious kitchen has been thoughtfully renovated to provide a practical and stylish space, complete with integrated appliances and clever storage solutions.

To the rear of the property, the current owners have added a garden room, creating an additional reception area with pleasant views over the garden.

On the first floor there are two generous double bedrooms, both benefitting from built-in storage, with bedroom one enjoying a particularly attractive outlook over the green. There is also a third bedroom and a modern family bathroom fitted with an interactive shower.

Outside, the landscaped rear garden enjoys a good degree of privacy and provides rear access to a single garage with electric shutter door, together with driveway parking for two cars.

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

Leave Cirencester town centre on the Gloucester Road, go past the junction for the Cheltenham Road and take the fourth turning on the right-hand side into Baunton Lane. Take the second turning on the right for Vaisey Road and Manor Close is the first cul-de-sac on the left-hand side.





What 3 Words: [///crystals.adjusted.equity](http://crystals.adjusted.equity)

Services & Tenure

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

Local Authority

Cotswold District Council
Council tax Band - C

Our reference

CIR260154
5th August 2026

We'd love to hear from you

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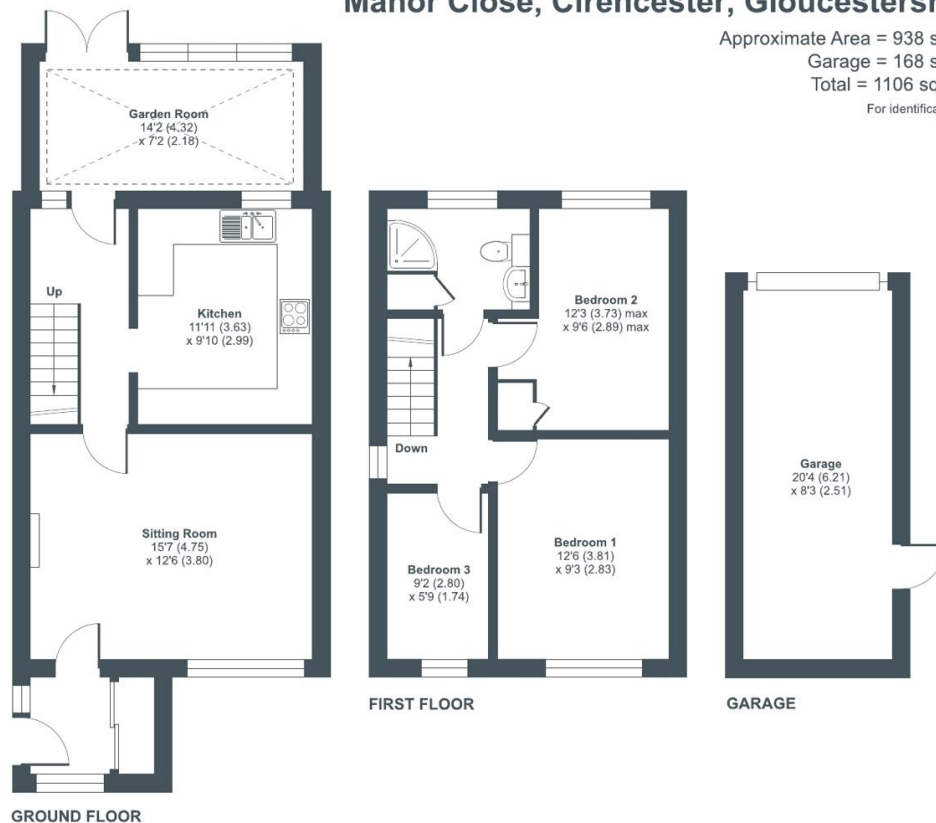
Manor Close, Cirencester, Gloucestershire, GL7

Approximate Area = 938 sq ft / 87.1 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Perry Bishop. REF: 1498350

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