

# PerryBishop

PROPERTY MADE PERSONAL

**The Pavilion,** Lime Crescent, Siddington Park, Siddington, Cirencester, GL7  
6GX



- A retirement village by Rangeford Villages exclusively for the over 60s
- Open plan living
- Two bedrooms
- Underfloor heating
- Walk in shower room
- Onsite restaurant and hairdressers
- Use of the wellbeing spa with swimming pool, hydro pool, sauna and steam room, gym, dance studio, and craft room
- EPC B

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

### Services & Tenure

Tenure – Leasehold, 999 years from January 2022

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

### Local Authority

Cotswold District Council

Council tax Band - F



Total Area: 91.3 m<sup>2</sup> ... 983 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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### Our reference

CIR260160

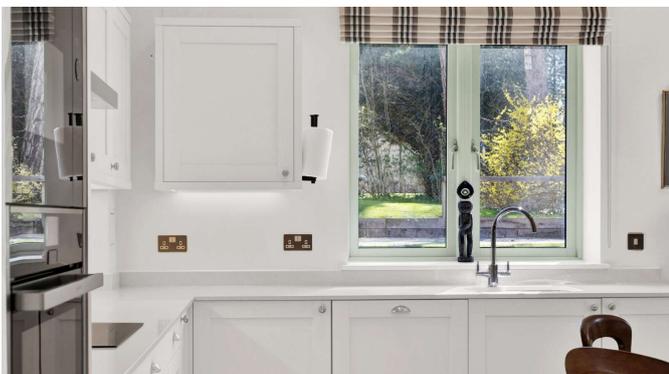
24th March 2026

### We'd love to hear from you

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### About the property

This beautifully presented ground-floor, pre-owned retirement apartment offers an exceptional combination of light, space, and comfort in a highly desirable setting. Designed with ease of living in mind, the property benefits from secure key fob access and a welcoming ground-floor entrance lobby.

The apartment features a spacious entrance hall leading through to a contemporary open-plan kitchen, dining, and living area, ideal for both everyday living and entertaining. A separate utility room adds further practicality, while the stylish walk-in shower room is finished to a high standard.

There are two bedrooms, including a principal bedroom with fitted wardrobes. Both rooms are bright and inviting, with the principal bedroom enjoying direct access to one of two private patio areas. The second patio is accessed via the living area, providing the perfect space to relax and enjoy views over the beautifully maintained communal gardens.

Additional benefits include underfloor heating throughout, a 24-hour emergency support system, a secure entry system, and access to landscaped communal gardens

Ideal for individuals or couples seeking a secure, comfortable, and sociable living environment, this apartment combines style and practicality in a setting tailored for retirement living.

With allocated owner parking\*, convenience is key for those with a car. This property is ideal for those seeking a peaceful retirement setting, offering a tranquil environment to call home.

Please note, apart from the kitchen fittings supplied the apartment is sold unfurnished.

The Tenure is Leasehold - 999 years from January 2022.

Monthly Community fee based on single person occupancy paying 100% is £805 Single Occupancy / £955 Double Occupancy, other options available.

\*There is an additional fee of £250 p.a for a allocated parking space.

### Amenities

Siddington Park, a lifestyle village exclusively for the over 60s where you can enjoy a spacious apartment in a village set among beautifully landscaped gardens, on the outskirts of the thriving Roman market town of Cirencester, the capital of the Cotswolds.

Set among landscaped, beautiful grounds with mature trees and gardens, Siddington Park village is designed with your enjoyment and wellbeing in mind, complete with Bark Park for owners' pet dogs.

Central to the village is The Pavilion, this is the place for meeting with friends old and new over a midday coffee, lunch or even dinner, or hire the private dining room for a special occasion with your family. It also houses the wellbeing spa with swimming pool, hydro pool, sauna, steam room, gym, dance studio and craft room. Join other Rangeford residents in the lounge cinema for an evening film or out on a trip courtesy of the village transport. You can choose to be as relaxed or active as you wish.

Domiciliary Care is available by Rangeford Villages.

### 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 Cirencester Town head South onto the A419 signposted Preston and Swindon. Pass the turning for Preston on your left you come to a small roundabout, take the second exit entering into Siddington Park, the marketing suite is situated on the left.

### What 3 Words

tour.humble.certainly



**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.

