

PerryBishop

PROPERTY MADE PERSONAL



Roberts Close, Cirencester, Gloucestershire, GL7 2RP

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Key Features



4
Bedrooms



3
Bathrooms



3
Receptions

- A substantial modern detached home
- Sitting room, conservatory with insulated roof & study
- Recently fitted kitchen open to dining room
- Family bathroom and two en-suites
- Sizeable galleried landing
- Double garage with off street parking
- Southerly facing landscaped walled garden
- Just over a mile's walk of Cirencester town centre

About the property

A substantial modern, four bedroom double fronted detached home offering well-proportioned accommodation and situated in this highly desirable part of Cirencester's Stratton area.

The accommodation is arranged over two floors with the ground floor comprising entrance hall with under stairs cupboard, cloakroom, generous sitting room with double door leading in to a garden room/conservatory with insulated roof allowing all year round use and that overlooks the rear garden, separate study, utility room with convenient side door to the driveway parking, recently fitted kitchen newly opened into a dining room.

The first floor consists of a sizeable galleried landing offering a further work space or seating area, the master bedroom sits to the rear of the property with a recently fitted en-suite, the second bedroom also profits from an en-suite while the other two bedrooms are serviced by a modern family bathroom. All four bedrooms benefits from built-in wardrobes.

Outside, to the front is ample driveway parking in front of a double garage with electric door and side access to the rear garden. Formerly the marketing suite for the development, the garage is fitted with power, lighting, telecommunications and a boarded loft. While to the rear is a walled and secluded southerly facing landscaped garden, arranged over two tiers with patio and lawned areas.

The property is subject to a management fee - the current annual charge is £305.60 - managed by First Port.

NB - major improvements made by the current owners

- Kitchen Dining Room renovations
- Principal Bedroom En-Suite
- New Garage Door
- Replace electrical consumer unit
- Conservatory roof
- New external doors
- EV Charger
- Garden Shed

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 property is situated in the highly desirable area of Stratton, on the northern side of Cirencester. Stratton has a village like atmosphere, and a real sense of community, yet is around a mile and a quarter's walk of Cirencester's Market Place (town centre). It offers a primary school, pubs, 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.

Directions

From our office in Cirencester proceed left towards the Market Place. At the crossing turn left. Follow this road into Dollar Street and bear right at the end into Spitalgate Lane. At the traffic lights filter left onto Abbey Way. Continue into Stratton, turning right onto the Cheltenham road. Roberts Close is a turning on the left hand side. The property will be found in a cul-de-sac on the left hand side.

What3Words /// streamers.grafted.hobbies

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band G

Our reference

CIR/SW/CDH/26032026

We'd love to hear from you

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**Approximate Gross Internal Area 2143 sq ft - 199 sq m
(Including Garage)**

Ground Floor Area 987 sq ft – 92 sq m

First Floor Area 893 sq ft – 83 sq m

Garage Area 263 sq ft – 24 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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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

