PerryBishop

PROPERTY MADE PERSONAL

Linacre Crescent, Cirencester, Gloucestershire, GL7 1WB







- Modern detached home
- Four bedrooms
- Separate sitting room, dining room & study/playroom
- Striking kitchen dining room with utility cupboard
- Family bathroom & ground floor shower room
- EPC C

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A beautifully presented four bedroom detached family home, thoughtfully reconfigured and tastefully updated, offering spacious and versatile accommodation together with driveway parking and a private landscaped rear garden. Situated within a quiet cul-de-sac on the ever-popular 'The Maples' development, the property is just over a mile's walk from Cirencester town centre and its excellent range of amenities.

The accommodation is arranged over two floors and has been enhanced by the conversion of the original garage to create additional living space. The ground floor comprises a entrance hall, shower room, dining room, versatile study/playroom and a dual aspect sitting room with doors opening onto the rear garden. Undoubtedly the heart of the home is the impressive kitchen dining room opening directly onto the garden, creating an ideal space for both everyday family life and entertaining. A useful utility cupboard provides additional storage and practicality.

The first floor offers a generous landing leading to four well proportioned bedrooms, all of which are served by a modern family bathroom.

Outside, the property benefits from driveway parking to the front, while the enclosed rear garden has been attractively landscaped to provide a level lawn, summer house, well stocked flower and shrub borders, and a generous patio, offering an excellent space for outdoor dining, entertaining and family enjoyment.

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 a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes.

Cirencester boasts a community 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.

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 Silver Street, Cirencester turn right into Castle Street at the end keep left into Sheep Street crossing over the mini roundabout into Somerford Road. At the junction continue straight over, at the next mini roundabout turn right into Cranhams Lane, take the third turning left into The Maples and then take the third right in to Linacre Crescent.

What 3 Words: ///**scrubbing.reviewed.scrub**

Services & Tenure

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

Local Authority

Cotswold District Council
Council tax Band - E

Our reference

CIR260230
16th July 2026

We'd love to hear from you

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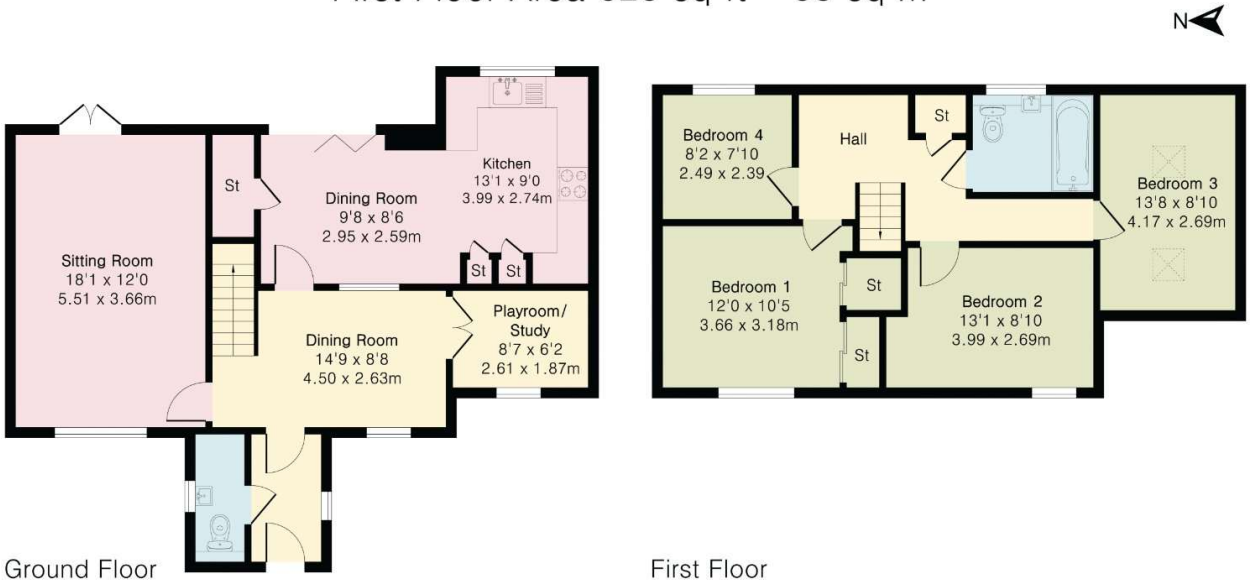




Approximate Gross Internal Area 1371 sq ft - 127 sq m

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 625 sq ft – 58 sq m



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PINKPLAN

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.