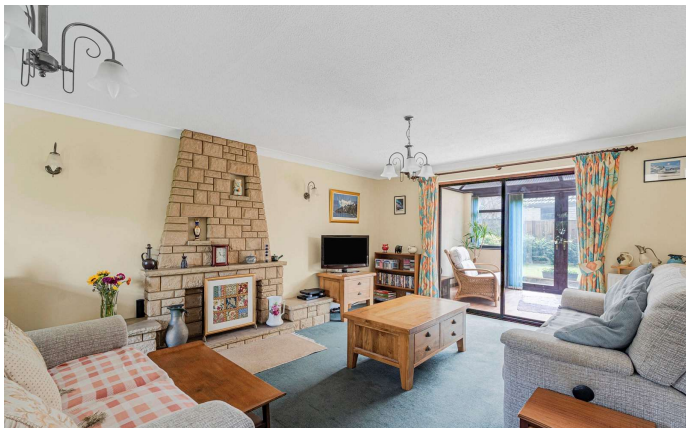
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PROPERTY MADE PERSONAL

Linacre Crescent, Cirencester, Gloucestershire, GL7 1WB







- Sold with no onward chain
- Five bedroom detached property
- Dual aspect sitting room
- Dining room and conservatory
- Kitchen breakfast room
- Single garage
- Within 1 mile of Cirencester's amenities
- EPC C

Linacre Crescent,

Cirencester, Gloucestershire, GL7 1WB

Key Features

5 Bedrooms

2 Bathrooms

3 Receptions

About the property

15 Linacre Crescent is a well-proportioned five-bedroom detached family home, situated in a desirable cul-de-sac within The Maples development in Cirencester.

The accommodation, which is arranged over two floors, is approached into an entrance hall, with stairs to the first floor. The sitting room has a stone fireplace, a window to the front and patio doors to the conservatory with views over the garden. The dining room also has a window to the front and leads through into the kitchen/breakfast room, where there is a generous range of units. From here access can also be gained into the utility room and cloakroom with a door to the outside, from here there is an integral door into the garage which has been insulated to provide a more usable storage space.

At first floor level the landing leads to five well-proportioned bedrooms and a family bathroom which has a shower over the bath. The master suite has the benefit of fitted wardrobes and an en-suite bathroom which also has a bath and shower. One bedrooms also benefits from fitted wardrobes.

Outside, the front garden offers driveway parking, which leads to the garage with an up-and-over door. To the front of the property, there is a block paved driveway and access leads to the rear garden, which is well-enclosed and offers a good degree of privacy, predominantly laid to lawn with flower/shrub borders and a paved patio.

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 into Linacre Crescent.

What 3 Words
riders.justifies.gain

Services & Tenure

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

Local Authority

Cotswold District Council
Council tax Band - F

Our reference

CIR260253
5th June 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk

what the owner said

This has been a lovely home for us in a quiet and friendly cul-de-sac, yet only a short walk to Cirencester town centre. We've particularly loved spending time enjoying sunshine in the garden.


MORAINE LAKE
BOSCH







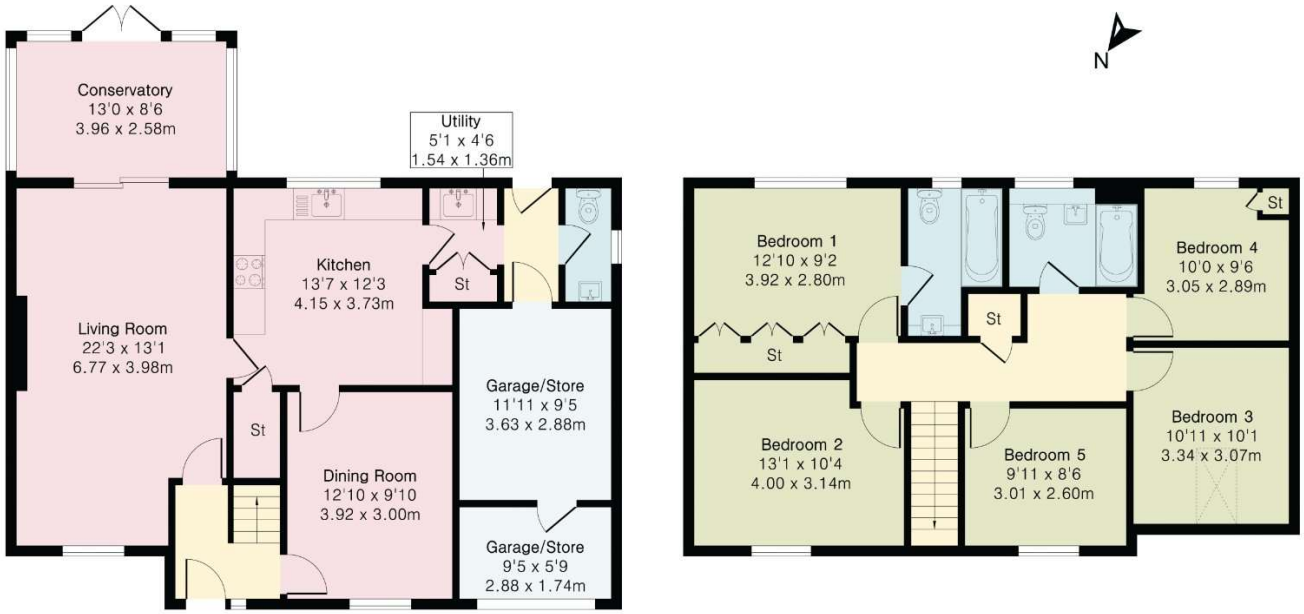




Approximate Gross Internal Area 1838 sq ft - 171 sq m

Ground Floor Area 1030 sq ft – 96 sq m

First Floor Area 808 sq ft – 75 sq m



Ground Floor

First Floor

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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.