

Partridge Way, Cirencester, Gloucestershire, GL7 1BQ



- Four bedrooms ● Link Detached property ● Sought after location ● Driveway & garage ● Front & rear garden
- No onward chain ● EPC C

Partridge Way,

Cirencester, Gloucestershire, GL7 1BQ

Key Features



4
Bedrooms



1
Bathroom



2
Receptions

About the property

Situated within a mile of Cirencester town centre, this four-bedroom link-detached family home offers a single garage, off-street parking, and a private south-westerly facing rear garden. Having been well loved family home, the property now presents an exciting opportunity for a purchaser to modernise and create a superb family home tailored to their own taste and requirements.

The accommodation is arranged over two floors. The ground floor comprises a welcoming entrance hall with cloakroom, a spacious sitting room, a separate dining room, a fitted kitchen, and a versatile utility/breakfast room. A door from the utility room leads to a covered external area, providing convenient access to the rear garden and the single garage.

On the first floor are four well-proportioned bedrooms, all served by a family bathroom.

Outside, the property benefits from an attractive front garden, mainly laid to lawn with established planted borders, alongside driveway parking leading to the single garage. Gated side access leads to the enclosed rear garden, which enjoys a desirable south-westerly aspect and is predominantly laid to lawn with mature borders and a patio seating area, providing an ideal setting for outdoor dining 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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

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 Cirencester follow through the Market Place into Dyer Street and go straight over the traffic lights onto London Road. At the roundabout go straight over and immediately turn right continuing on the London Road. Turn right into Pheasant Way. Take the first right hand turning on to Partridge Way, the property can be found on the right hand side.

What 3 Words

flitting.silver.rosier

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas Central

Local Authority

Cotswold District Council

Council tax Band - E

Our reference

CIR260255

7th July 2026

We'd love to hear from you

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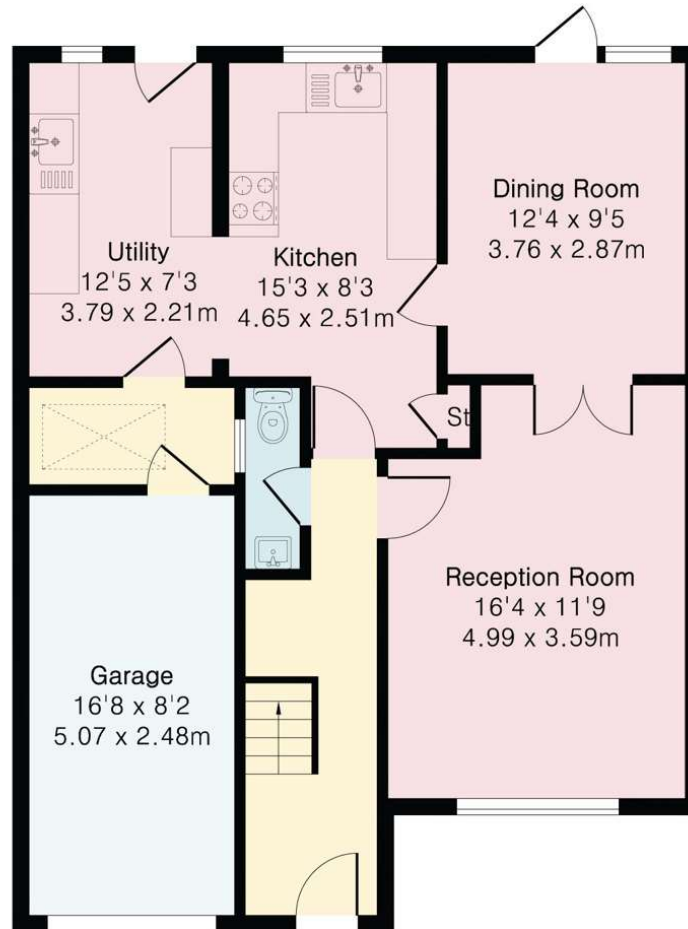




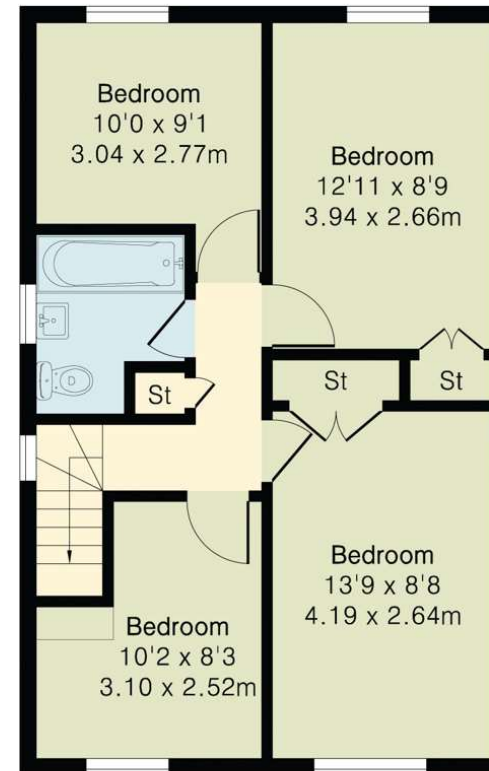
**Approximate Gross Internal Area 1348 sq ft - 125 sq m
(Including Garage)**

Ground Floor Area 821 sq ft – 76 sq m

First Floor Area 527 sq ft – 49 sq m



Ground Floor



First Floor

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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.

