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PROPERTY MADE PERSONAL

103 Pheasant Way, Cirencester, Gloucestershire, GL7 1BJ







- Four Bedrooms
- Detached Property
- Ground Floor Bedroom with Shower
- Kitchen with Dining
- Log Burner
- Landscaped Garden
- Close to school and Cirencester's amenities
- EPC Rating C

Offers in Excess of

£425,000

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103 Pheasant Way,

Cirencester, Gloucestershire, GL7 1BJ

Key Features


4
Bedrooms


2
Bathrooms


1
Receptions

About the property

Offering spacious and versatile accommodation, this well-presented four-bedroom home has been thoughtfully improved by the current owners, including a recently renovated kitchen and a fully insulated dining room overlooking the rear garden. With three generous double bedrooms upstairs, a flexible ground-floor bedroom with adjoining shower room, and driveway parking for two vehicles, the property is ideally suited to modern family living or those seeking multi-generational accommodation.

To the front of the property, a driveway provides off-road parking for two vehicles and leads to an enclosed entrance porch. The ground floor accommodation includes a versatile double bedroom with an adjoining shower room incorporating utility facilities, offering excellent flexibility as guest accommodation, a home office or for multi-generational living.

The generous dual-aspect sitting room enjoys an abundance of natural light, with a feature wood-burning stove creating an attractive focal point and a cosy space to relax. From here, access leads through to the recently renovated kitchen, which has been tastefully updated with stylish Shaker-style cabinetry and contemporary finishes. The current owners have thoughtfully opened up the kitchen into the former conservatory, creating a fully insulated dining room with additional fitted storage and delightful views across the rear garden. This provides a wonderful space for everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and comfortably accommodates a king-size bed, while the remaining two bedrooms are both generous doubles. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC, complemented by a rear-facing window providing natural light.

Combining generous living space with a thoughtfully improved layout, this appealing home offers an excellent balance of comfort, practicality and versatility. The flexible ground-floor accommodation, stylish kitchen and garden-facing dining room make it particularly well suited to growing families, those working from home or buyers seeking multi-generational living. A wonderful opportunity to acquire a home that can adapt to changing needs and lifestyles.

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.

Directions - What 3 Words
picturing.intervene.pyramid

Services & Tenure

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

Local Authority

Cotswold District Council
Council tax Band - D

what the owner said

Light and spacious with loads of storage and plenty more potential to create further storage if needed.

Great walks just out the back gate onto ‘The Old Railway’ and the playing fields. Easy walk into town (approximately 25 minutes).

Loads of parking, you can fit 3 large cars on the drive if needed.

Easy and cheap to heat, cosy in the winter with the log burner as an added extra.

The garden is easy to manage and can be easily changed to be more or less of a challenge as required. The sleepers creating the pond could easily be repurposed to create extra raised beds if preferred.

Really quiet neighbourhood, friendly, and peaceful.


JOHN LEWIS
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A MEAL
WINE







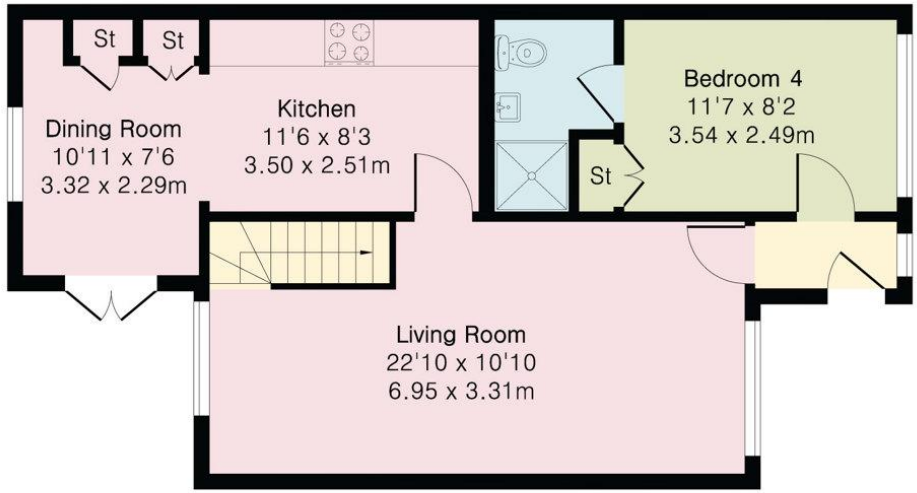




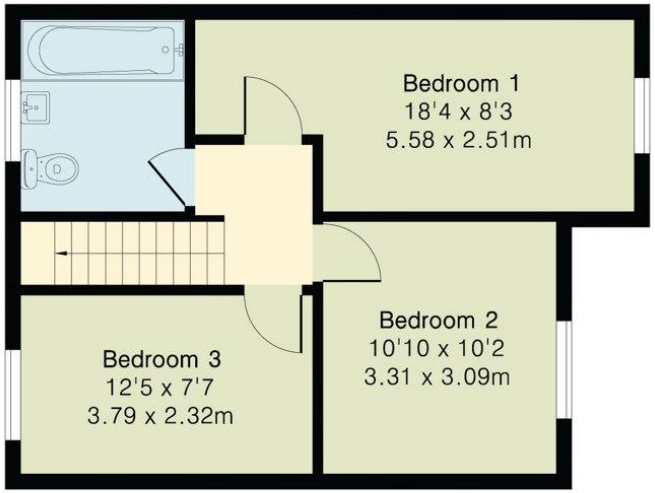
Approximate Gross Internal Area 1069 sq ft - 99 sq m

Ground Floor Area 601 sq ft – 56 sq m

First Floor Area 468 sq ft – 43 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.