

Masefield Road, Cirencester, Gloucestershire, GL71SN



Three generous bedrooms ● Extended and reconfigured family home ● Open plan kitchen diner with sitting room ●
Two Bathrooms ● Utility/cloakroom ● EPC C ●

Masefield Road,

Cirencester, Gloucestershire, GL71SN

Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

The property has been thoughtfully transformed to create an exceptional living environment, perfectly suited to modern family life.

The accommodation begins with a welcoming entrance hall, providing access to a practical utility/cloakroom and the integral garage.

At the heart of the home is an impressive open-plan kitchen, dining and family space spanning the rear of the property. Flooded with natural light, this superb room features a stylish fitted kitchen with an extensive range of storage, integrated appliances and a central chef's island incorporating a generous breakfast bar, creating the ideal space for both everyday living and entertaining.

The kitchen flows seamlessly into the spacious sitting area, where floor-to-ceiling glazed doors open onto the private rear garden, blending indoor and outdoor living.

Arranged over three floors, the property offers flexible and well-proportioned accommodation. The first floor comprises two generous double bedrooms, a versatile dressing room or home office, and a contemporary family bathroom. Occupying the entire second floor, the principal bedroom suite provides a peaceful retreat, complete with a spacious en-suite shower room.

Further benefits include gas-fired central heating and double glazing throughout.

Outside, the property enjoys driveway parking for three vehicles, a single integral garage and an attractive, low-maintenance rear garden offering a good degree of privacy.

N.B - there is a small electricity substation to the front side of the property.

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 Silver Street turn right into Castle Street and follow the road round, staying in the right hand lane. At the first roundabout go straight over, at the large roundabout take the third exit signed to Tetbury. Take the first turning on the left hand side into Chesterton Lane. Take the third turning on the right hand side into Bathurst Road. Turn right into Apsley Road and then first left into Brooke Road and then right into Masefield and right again into the cul-de-sac.

What 3 Words [///parkland.prancing.smoothly](#)

Services & Tenure

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

Local Authority

Cotswold District Council
Council Tax Band - B

Our reference

CIR260308
19th June 2026

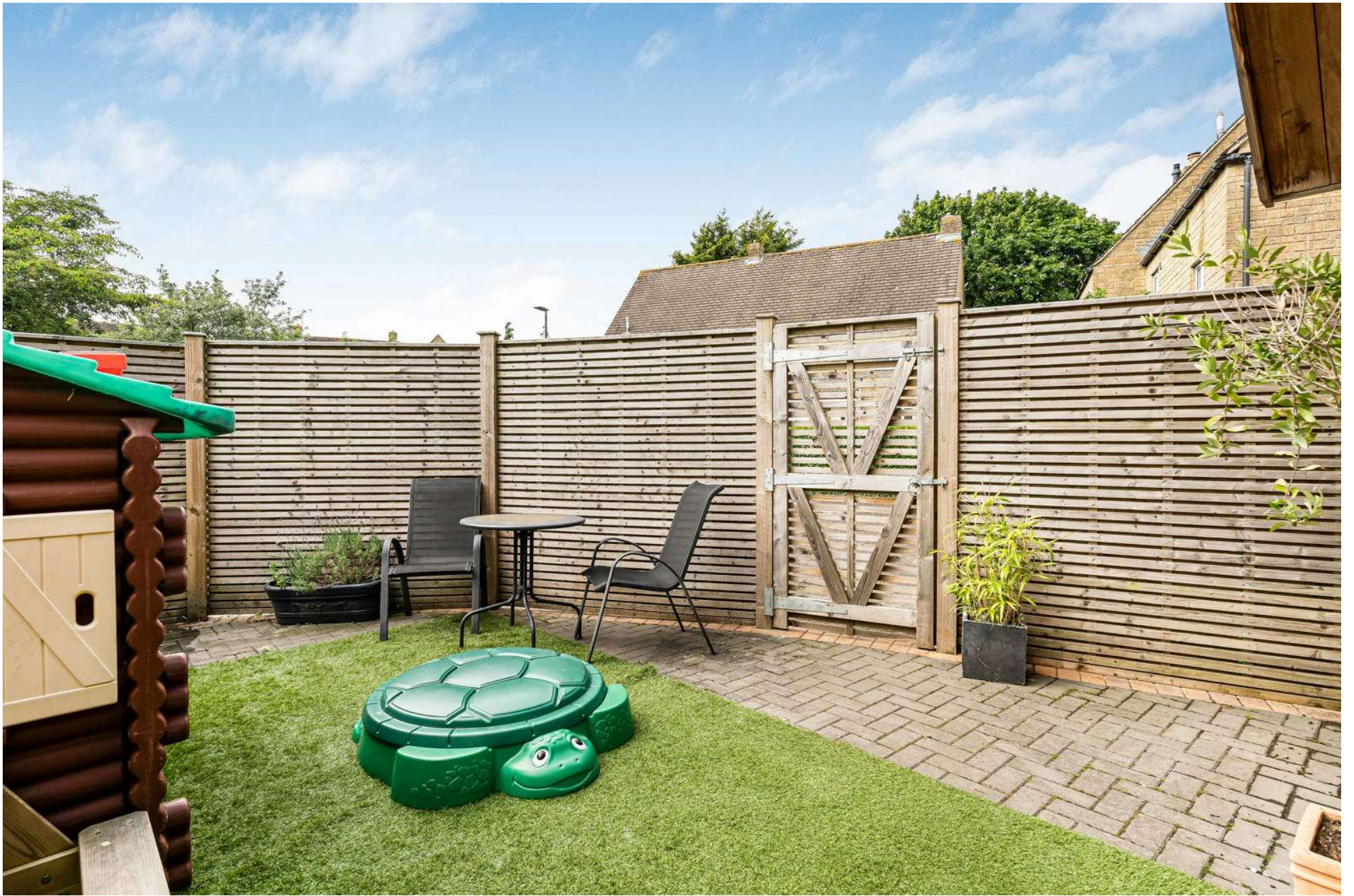
We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
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what the owner said

We've loved this quiet cul-de-sac. It's an easy one-mile walk to town and Cirencester Park is even closer!





**Approximate Gross Internal Area 1424 sq ft - 133 sq m
(Including Garage)**

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 447 sq ft – 42 sq m

Second Floor Area 312 sq ft – 29 sq m



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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