

## The Croft, Carpenters Lane, Cirencester, Gloucestershire, GL7 1EE

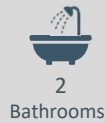
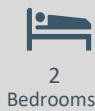


- Two/ Three bedroom apartment • Kitchen/ breakfast room • Bathroom and en-suite shower room
- Generous sized sitting room • Sought after location • Pleasant outlook • Allocated parking • Garage
- No onward chain • EPC C

# The Croft, Carpenters Lane,

Cirencester, Gloucestershire, GL7 1EE

## Key Features



## About the property

Set within an exclusive walled development, this spacious two/three bedroom top-floor apartment enjoys a superb location within walking distance of Cirencester Market Place.

The property offers light, airy and flexible accommodation throughout, with the added benefits of lift access, allocated parking and a private garage. A secure entry system provides access to the well-maintained communal entrance, with both stairs and a lift serving the upper floors.

The accommodation includes a generous principal bedroom with en-suite shower room, together with two further double bedrooms, one of which could equally be used as a dining room, study or additional reception space. A spacious sitting room provides a comfortable area in which to relax and entertain, while the accommodation is completed by a well-proportioned kitchen/breakfast room.

Outside, the property benefits from allocated parking, a separate single garage and beautifully maintained communal gardens, providing an attractive and peaceful setting close to the heart of Cirencester.

## 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

Head along the Market Place taking the first right. At the crossroads proceed straight across, turning left along The Avenue. Towards the end of the road turn left into Carpenters Lane where the entrance to the development will be found on your left hand side.

## What 3 Words

intestine.fizzled.exhales

## Services & Tenure

Tenure – Leasehold, 968 years. Service charge is £2,320.00 per annum, ground rent is £50.00 per annum

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

## Local Authority

Cotswold District Council

Council tax Band - F

## Our reference

CIR260414

18th August 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*

Large property close to town ,friendly neighbours .



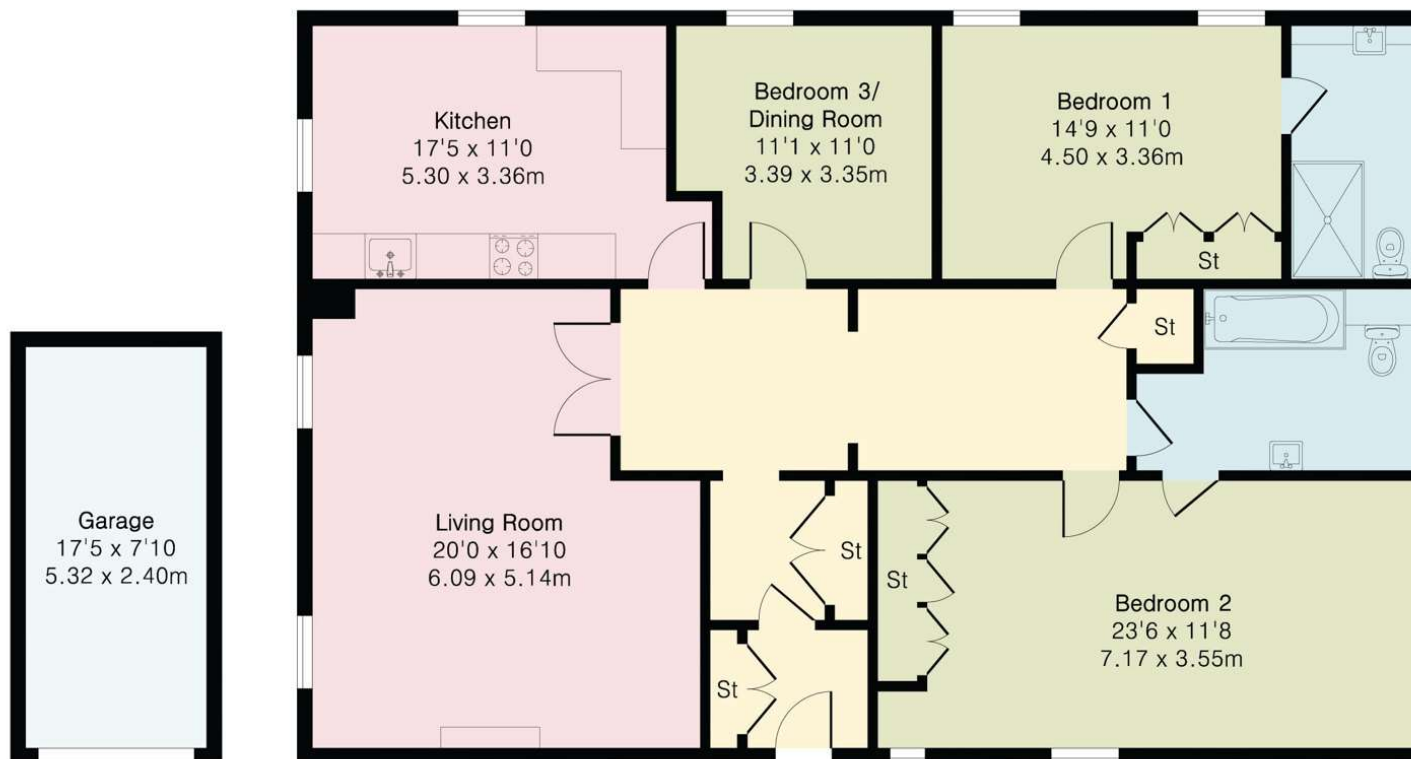




# Approximate Gross Internal Area 1649 sq ft - 153 sq m (Including Garage)

Second Floor Area 1512 sq ft – 140 sq m

Garage Area 137 sq ft – 13 sq m



Garage

Second Floor

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