

PerryBishop

PROPERTY MADE PERSONAL



Baunton Lane Cirencester, Gloucestershire GL7 2LL

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Substantial, individual detached family home
- Over 2,100 sq. ft. of versatile accommodation
- Four generously proportioned bedrooms
- Impressive kitchen dining room at the heart of the home
- Spacious family room with direct access to the garden & bi-folding doors connecting to the sitting room
- Separate study, utility room and additional shower room
- Sweeping gravelled driveway with ample parking & double garage
- Generous, mature and private landscaped gardens

About the property

An impressive and individual four bedroom detached family home offering over 2,100 sq. ft. of beautifully proportioned accommodation, generous mature gardens, a sweeping driveway and double garage, tucked away just on one of Stratton's most sought-after residential roads.

Ideally positioned on the outskirts of Cirencester, approximately a mile and a half's walk from the town centre, the property enjoys a private and established setting while offering excellent access to local amenities. The generous and flexible accommodation is particularly well suited to modern family life, with a superb arrangement of living spaces for both everyday use and entertaining.

The accommodation begins with a generous entrance porch leading into the hallway, with useful storage and a cloakroom. At the heart of the home is an impressive kitchen dining room which connects naturally with a substantial family room, with doors opening directly onto the garden. Bi-folding doors lead through to the sitting room, allowing the principal living areas to be opened into one another to create a wonderful entertaining

space, while retaining the flexibility to enjoy each room separately. Off the kitchen is a practical utility room, together with a second cloakroom, shower room and study, providing valuable additional space for family life and home working.

On the first floor are four well-proportioned bedrooms. The principal bedroom is a generous double with extensive built-in storage and an en-suite shower room, while bedroom two is another particularly spacious double with a triple aspect. Two further bedrooms are served by the family bathroom, with additional built-in storage off the landing.

Outside, a sweeping gravelled driveway provides ample parking and access to the double garage. Mature trees, hedging and established planting screen the property from the road, creating an attractive approach and a pleasing sense of privacy. The rear garden is a particular highlight, with a generous expanse of lawn framed by mature trees, shrubs and established borders. Several paved seating areas adjoining the house provide excellent spaces for outdoor dining and entertaining, while raised vegetable beds and more secluded areas add further interest. Beautifully established and wonderfully private, the garden provides an impressive backdrop to this substantial family home.

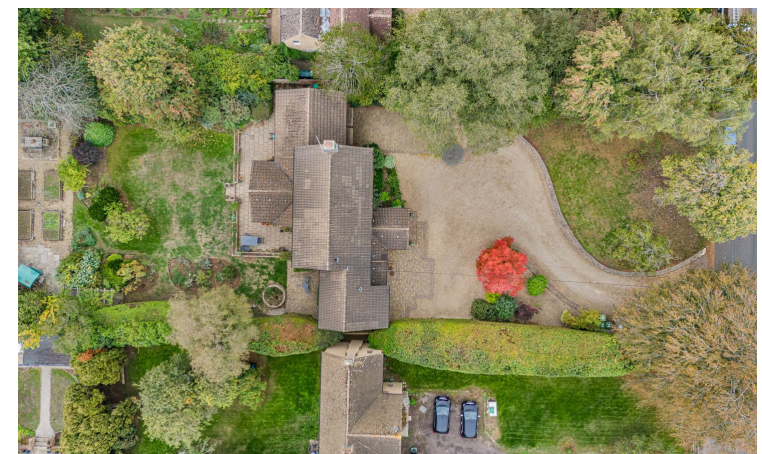
Additional Information

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.

Amenities

The property is situated on the highly desirable Baunton Lane in Stratton, an area on the northern side of Cirencester.

Stratton has a village like atmosphere, and a real sense of community yet is with-in a mile's walk of Cirencester's Market Place (town centre). It offers a Primary School, pubs, a hotel,



and a shop with post office along with access to the Bathurst Estate with its acres of fields ideal for dog walkers or just a stroll.

Cirencester itself is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

Directions

What 3 Words - crows.indicate.amazed

Services & Tenure

Tenure Freehold

Electric, Gas and Water - Mains

Sewerage - Septic Tank

Local Authority

Cotswold District Council - Band G

Our reference

CIR260512/RM/300926

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

Our family has lived here for almost 30 years. This house, with its various improvements, has developed into a well-loved home.

Baunton Lane was initially unknown to us, now it will be a huge wrench to leave the area, the friends but above all such a comfortable home.





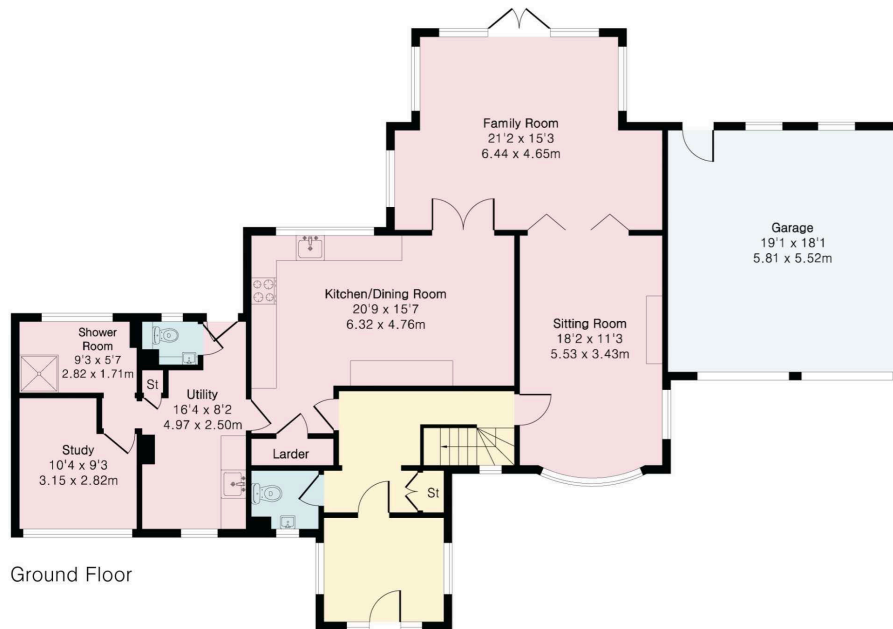


**Approximate Gross Internal Area 2500 sq ft - 233 sq m
(Including Garage)**

Ground Floor Area 1330 sq ft – 124 sq m

First Floor Area 825 sq ft – 77 sq m

Garage Area 345 sq ft – 32 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.

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