

10 Ashton Road, Siddington, Cirencester, Gloucestershire, GL7 6HD



- Charming two bedroom period home in a popular village
- Generous open plan living with Victorian-style décor
- Sitting area with bay window and wood burning stove
- Dining area with feature fireplace
- Fitted kitchen with integrated appliances and garden access
- Separate study and ground floor cloakroom
- Versatile attic room accessed from the principal bedroom
- Bathroom with bath and separate shower
- Enclosed rear garden with summerhouse with power, lighting and broadband access, ideal for home working
- Convenient for local amenities and countryside walks
- EPC: C

Guide Price
£345,000

10 Ashton Road,

Siddington, Cirencester, Gloucestershire, GL7 6HD

Key Features



2
Bedrooms



1
Bathrooms



2
Receptions

About the property

A charming two bedroom period home offering generous open plan living, a useful attic room and a garden summerhouse equipped for home working. Set within a popular village, the property is well placed for local amenities and delightful countryside walks.

A welcoming entrance hall provides access to a cloakroom and separate study, with stairs rising to the first floor. At the heart of the home is a spacious open plan sitting, dining and kitchen area, decorated in a rich Victorian style that complements the property's period character. A bay window brings natural light into the sitting area, where a wood-burning stove creates an inviting focal point. The dining area offers ample space for entertaining, complemented by a feature fireplace. The fitted kitchen provides a range of cupboards, work surfaces and integrated appliances, with a door opening directly onto the rear garden.

Upstairs are two bedrooms and a family bathroom fitted with both a bath and a separate shower cubicle. Stairs accessed from the principal bedroom lead to a versatile attic room.

Outside, a small front garden adds to the property's charm, while the enclosed rear garden benefits from gated access at the back. A lawn and paved patio provide space to relax and entertain. At the far end, a summerhouse with power, lighting and broadband access offers a secluded garden office, complementing the study within the house and providing excellent flexibility for two people working from home.

Amenities

Siddington is a thriving village community south of Cirencester with a well-respected and popular village pub, an active church, shop and post office. It has its own village primary school and in the catchment for two highly regarded secondary schools and an excellent sixth form college. Siddington recently benefitted from the installation of superfast rural broadband.

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.

Directions - What 3 Words - [///trombone.stumps.slime](#)

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority – Cotswold District Council

Council tax Band - B

what the owner said

Siddington is a wonderful village with real community spirit and we honestly will be sad to leave! We love opening our blinds to views of horses in the fields and being spoilt for choice with several beautiful country walks right on the doorstep. The close proximity to Cirencester and Kemble train station has also been a real plus.







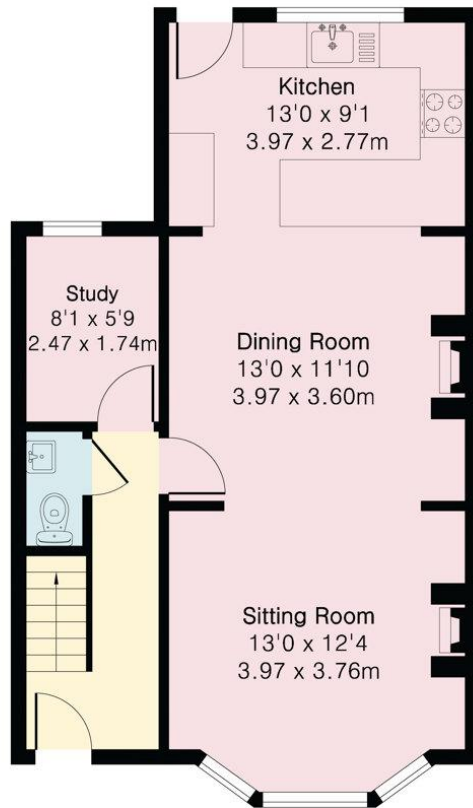
**Approximate Gross Internal Area 1171 sq ft - 109 sq m
(Excluding Outbuilding)**

Ground Floor Area 565 sq ft – 53 sq m

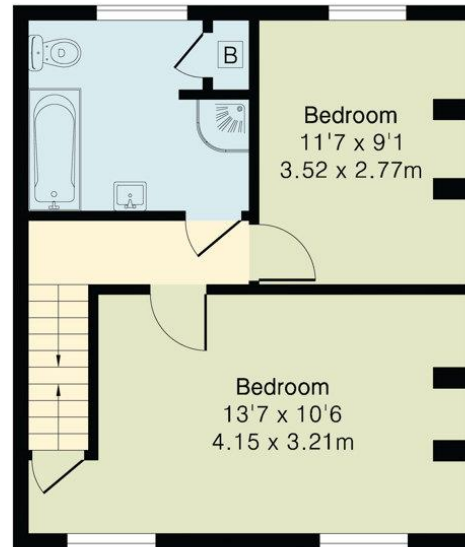
First Floor Area 430 sq ft – 40 sq m

Second Floor Area 176 sq ft – 16 sq m

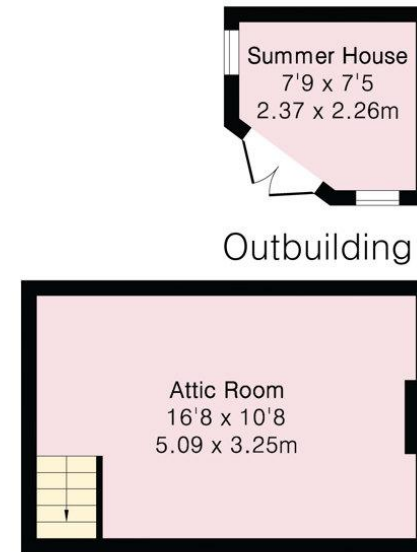
Outbuilding Area 50 sq ft – 5 sq m



Ground Floor



First Floor



Second Floor

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