

The Fortis (Plot 27) The Steadings Cirencester. GL7 0AB



3 Double Bedrooms • 2 Bathrooms • Open plan Kitchen and Dining room • Large Separate Sitting Room • Eco Friendly • Air Source Heat Pumps • Electric Vehicle Charging Point • EPC A

Guide Price
£680,000 + curtains, lighting and
landscaped gardens included.

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Cirencester. GL7 1YZ

Perry Bishop are excited to partner with Harper Crewe the outstanding developer who deliver innovative design, outstanding build quality, optimal returns and exciting spaces that people will enjoy living in The Steadings, Harper Crewe's new neighbourhood of 1, 2, 3, 4 & 5 bedroom new homes, offers you an opportunity to be part of a future-forward, design led community of eco homes, with credentials that fulfil the Net Zero objective and exceed the new Future Homes Standards.

The Fortis – Only One Home Left! A uniquely large 3-bedroom semi-detached residence crafted to cater to all your modern living requirements. This exquisite property stands out with its blend of style, comfort, and functionality, making it an ideal choice for families and discerning homeowners.

Expansive Open Plan Living: Step into a welcoming and airy open plan kitchen and dining area, designed for both everyday living and entertaining. The kitchen is equipped with top-of-the-line appliances and ample counter space, perfect for culinary enthusiasts. A separate utility room offers additional convenience, keeping the main living space clutter-free. Double doors lead you to a private garden, creating a seamless indoor-outdoor living experience.

Bright and Spacious Sitting Room: The spacious sitting room, located at the front of the house, features dual aspect windows that flood the room with natural light throughout the day. This inviting space is perfect for relaxation and family gatherings, offering a cozy yet sophisticated ambiance.

Luxurious Bedrooms:

Upstairs, you'll find three generously sized double bedrooms. The principal bedroom complete with an en-suite bathroom for added privacy and luxury. The additional bedrooms are perfect for family members, guests, or even a home office. A large family bathroom serves the other two bedrooms.

The private garden is ideal for outdoor dining, gardening, or simply unwinding in a serene environment. The Fortis features contemporary finishes and thoughtful details that enhance its overall appeal, from stylish fixtures to high-quality materials. Situated in a desirable neighbourhood, The Fortis offers easy access to local amenities, schools, and transport links, ensuring convenience and a high quality of life. With only one home left, this is your last chance to make The Fortis your own. Don't miss out on the opportunity to live in a home that combines modern luxury with practical living, this home is ready to move into.

Situatiom 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.

Specification

- Symphony kitchen from their Gallery Range • Blanco composite 1.5 bowl kitchen sink
- Warm white downlights to kitchen and bathrooms
- Tiling and flooring to wet areas
- Hangrohe brassware with Coolstart technology
- Roca sanitaryware
- Merlyn shower screens and enclosures
- Fitted, mirrored wardrobes to bedroom 1
- Air Source Heat Pump
- System 3 fans
- Waste water heat recovery
- Electric vehicle charging point
- Bicycle storage
- Bespoke timber front door
- PIR external lighting
- AEG appliances
- Quartz worksurfaces

Photos and Plot are of ShowHome

What3Words

unclaimed/onwards/tallest

We'd love to hear from you

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10am – 5pm.

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The Fortis
3 bedroom home



Kitchen/dining
7.70m x 3.21m (25'3" x 10'6")

Living
4.88m x 4.18m (16' x 13'8")

Total area: 1367 sq ft

Bedroom 1
4.99m x 3.25m (16'4" x 10'8")

Bedroom 2
4.01m x 3.07m (13'2" x 10'1")

Bedroom 3
4.36m x 2.84m (14'4" x 9'4")



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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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