

## **Snowdrop House** Driffield, Cirencester GL7 5QA



Four-bedroom detached family home • Eco-Friendly • Spacious Kitchen Living and dining •  
Seperate Living Room • Double Car Port • Private Garden • Stunning village location • EPC A

Guide Price £925,000

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

### About the property

This beautifully designed four-bedroom detached family home, offering over 1,820 sq ft of spacious and stylish living, nestled in the sought-after village of Driffield. This brand-new property created by local builders Partridge Homes, combines contemporary living with comfort and functionality, ideal for modern family life.

The ground floor boasts an impressive open-plan Family/Dining Room measuring over 20 feet, perfect for entertaining or enjoying quality family time. The space flows seamlessly into a generous modern kitchen, fully equipped to meet the demands of everyday living. A separate Sitting Room with large windows offers a cosy retreat, while a dedicated Study provides a quiet space for home working. There's also a utility room and a convenient downstairs WC, ensuring practicality and privacy.

Upstairs, you'll find four well-proportioned bedrooms, including a luxurious master suite with a stylish en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, designed with both relaxation and convenience in mind.

Further features include a good sized west facing garden, double car port and air source heating.

### Situation

Driffield is a village in the Cotswold district of Gloucestershire, England. It is situated 3+1⁄2 miles east-south-east of Cirencester. Driffield was anciently known as Drifelle. Close by is the market town of Cirencester which 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.

### What3Words:

///tasteful.tilt.jaws

### 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 this 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

### Viewings

Please contact the Land & New Homes team to arrange to view on 01285 646770.

### Services and Tenure

The tenure is freehold.

All mains services are connected to the property including air source heating.

### Local Authority

Cotswold District Council - [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

### We'd love to hear from you

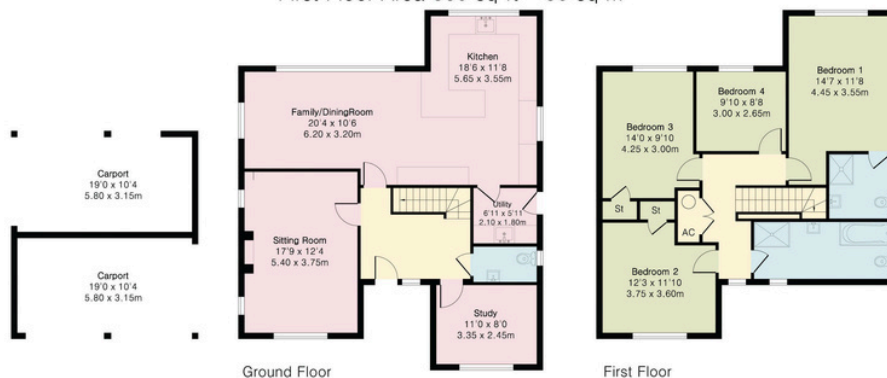
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
T: 01285 646770

E: [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)

### Approximate Gross Internal Area 1820 sq ft - 169 sq m

Ground Floor Area 960 sq ft - 89 sq m

First Floor Area 860 sq ft - 80 sq m



PerryBishop

**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.

