

Chesterton House, Chesterton Lane, Cirencester, Gloucestershire, GL7 1XQ



- Two bedroom apartment • En-suite to the master bedroom • Open plan sitting/ dining and kitchen • Family bathroom
- Pleasant outlook • Communal gardens • Allocated parking • No onward chain • EPC C

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Cirencester, Gloucestershire, GL7 1XQ

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

A beautifully light and spacious two-bedroom first-floor apartment, ideally positioned on the corner of this highly desirable development, enjoying a pleasant outlook and convenient access to the amenities of Cirencester town centre.

The property offers stylish open-plan living with the added benefit of an en suite shower room to the principal bedroom. Situated on the outskirts of town, the apartment is perfectly placed for easy access to local shops, restaurants, and transport links.

The accommodation is accessed via a well-maintained communal entrance hall with both lift and stair access to the first floor. Internally, the apartment comprises an inviting entrance hall leading into a bright and generously proportioned open-plan living space. The kitchen is fitted with a range of wall and base units with work surfaces over, along with integrated appliances. The living and dining area provides ample space for both relaxing and entertaining while enjoying the outlook.

There are two well-sized bedrooms, with the principal bedroom benefiting from a fitted wardrobe and a modern en suite shower room. A contemporary family bathroom fitted with a white suite completes the accommodation.

Externally, residents enjoy access to communal gardens, a bin store, allocated parking, and additional visitor parking nearby.

NB* the leaseholder has agreed terms for an extended lease so that the term will have Over 190 years unexpired at a peppercorn rent.

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

From our office in Silver Street, turn right into Castle Street. Follow the road round to the left and at the mini roundabout go straight ahead into Somerford Road. At the T junction at the top turn right and take the second left into Vyners Close, Chesterton House can be found on the right hand side. Apartment 35 is at the rear of the building.

What 3 Words

prude.hungry.streak

Services & Tenure

Tenure – Leasehold, 102 years. Service charge is £3,100.00 per annum. Ground rent is £250.00 per annum.

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Mains Supply

Local Authority

Cotswold District Council

Council tax Band - D

Our reference

CIR260206

20th May 2026

We'd love to hear from you

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Approximate Gross Internal Area 891 sq ft - 83 sq m



Ground 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.

