



5 Bibury Lodge, Stratton Court Vill, Stratton Place, Stratton,
£395,000

cj HOLE
est. 1867

5 Bibury Lodge, Stratton, Cirencester, Gloucestershire, GL7 2NL



Leasehold Ground Floor Apartment, Two Bedrooms, One Reception Room, One Bathroom, Patio, Communal Gardens, Residents Parking, Village Location

£395,000

Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

NO CHAIN - A beautifully presented two-bedroom ground floor apartment within an exclusive retirement development, offering modern comfort, private outdoor space, and a welcoming community setting on the fringe of Cirencester town, at Stratton Court Village, an age exclusive development for the over 65's.

The accommodation is thoughtfully arranged for convenience and comfort. The principal bedroom benefits from French windows leading to the terrace and is complemented by a modern ensuite bathroom. A second bedroom provides flexibility, ideal as a guest room, study, or hobby space. The property also includes a well-appointed shower room, ample storage, and a utility cupboard with plumbing for a washing machine, ensuring practicality is at the heart of the design. Built to modern standards, the apartment boasts an EPC rating of B, reflecting its energy efficiency. The development itself is tailored for age-exclusive living, with residents enjoying access to communal facilities such as the Kensington Café, landscaped courtyards, and secure entry systems. For those requiring parking, secure underground spaces are available at additional cost and subject to availability.

Bibury Lodge represents an excellent opportunity for those seeking a sociable, secure, and low-maintenance lifestyle in one of Gloucestershire's most desirable retirement developments. Offered chain-free, this home is ready for immediate occupation

This leasehold property offers approximately 115 years remaining on the lease, with a service charge covering communal upkeep, grounds maintenance, and building insurance. Heating is provided via a community scheme, ensuring efficiency and reliability. The location is

particularly appealing, with Cirencester's amenities close at hand, yet the property remains tucked away in a peaceful setting with low pollution, safe roads, and nearby natural spaces.

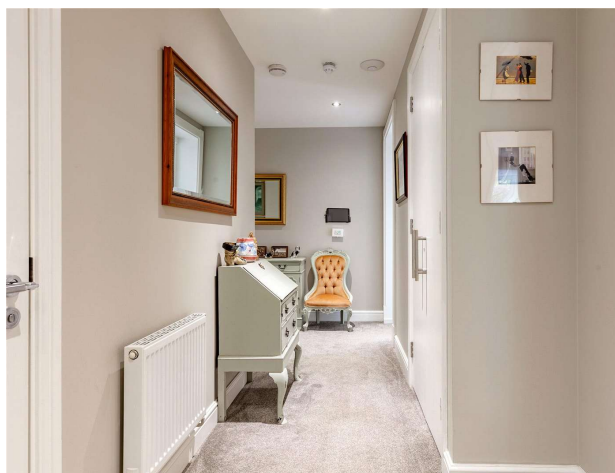
Leasehold- c.115 years remaining
Service charge - £750 pcm. This covers all the facilities provided to residents, the upkeep of the grounds, buildings and common areas including buildings insurance.
Ground Rent - £505.00pa

Council Tax Band D - £2,413.31 for 2025/26

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Apartment 5

Bibury Lodge



2 BEDROOM GROUND FLOOR

GIA-79.1M² (851.42FT²)

FEATURE HALL

3500 x 1900mm (11'5" x 6'2")

BEDROOM 1

4000 x 4400mm (13'1" x 14'5")

EN-SUITE

2100 x 3050mm (6'10" x 10')

BEDROOM 2/SNUG

4250 x 2050mm (13'11" x 6'8")

LIVING ROOM

4000 x 4700mm (13'1" x 15'5")

KITCHEN

3600 x 2950mm (11'9" x 9'8")

UTILITY ROOM

1200 x 1200mm (3'11" x 3'11")

PATIO

13M² (139.93FT²)