

Cypress Grange, Siddington Park, Siddington, Cirencester, GL7 6GG



A retirement village by Rangeford Villages exclusively for the over 60s • Three bedrooms • Two bathrooms • Underfloor heating • Walk in shower room • EPC B •

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Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

This beautifully presented, pre-owned second-floor retirement apartment offers an exceptional blend of space, comfort, and modern living in a highly desirable development. Benefitting from secure key fob access and a welcoming communal entrance, the property is thoughtfully designed for easy and independent living.

The spacious entrance hall, complete with excellent built-in storage, leads to a bright open-plan kitchen, dining, and living area with two private balconies that flood the apartment with natural light. A separate utility room provides added practicality.

There are three generous bedrooms, including a principal suite with fitted wardrobes and a stylish en suite shower room, alongside a contemporary family shower room finished to a high standard.

Further benefits include underfloor heating throughout, a 24-hour emergency call system, secure entry, landscaped communal gardens, and allocated owner parking*. The apartment is offered unfurnished, with the exception of the fitted kitchen, and presents an ideal opportunity for those seeking a secure, sociable, and low-maintenance retirement lifestyle.

The Tenure is Leasehold - 999 years from January 2022.

Community Fee based on 3 bed double occupancy will be £1,076 per month, with various payment options available.

*There is an additional fee of £250 p.a for an allocated parking space.

Amenities

Siddington Park, a lifestyle village exclusively for the over 60s where you can enjoy a spacious apartment in a village set among beautifully landscaped gardens, on the outskirts of the thriving Roman market town of Cirencester, the capital of the Cotswolds.

Set among landscaped, beautiful grounds with mature trees and gardens, Siddington Park village is designed with your enjoyment and wellbeing in mind, complete with Bark Park for owners' pet dogs.

Central to the village is The Pavilion, this is the place for meeting with friends old and new over a midday coffee, lunch or even dinner, or hire the private dining room for a special occasion with your family. It also houses the wellbeing spa with swimming pool, hydro pool, sauna, steam room, gym, dance studio and craft room. Join other Rangeford residents in the lounge cinema for an evening film or out on a trip courtesy of the village transport. You can choose to be as relaxed or active as you wish.

Domiciliary Care is available through Rangeford Villages.

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 Cirencester Town head South onto the A419 signposted Preston and Swindon. Passing the turning for Preston on your left you come to a small roundabout, take the second exit to Siddington Park, the Marketing Suite is situated on the left.

What 3 Words **///such.path.awoke**

Services & Tenure

Tenure – Leasehold 999 years from and including 1 January 2022

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Underfloor Heating

Local Authority

Cotswold District Council

Council Tax Band - F

Our reference

CIR260326

17th June 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

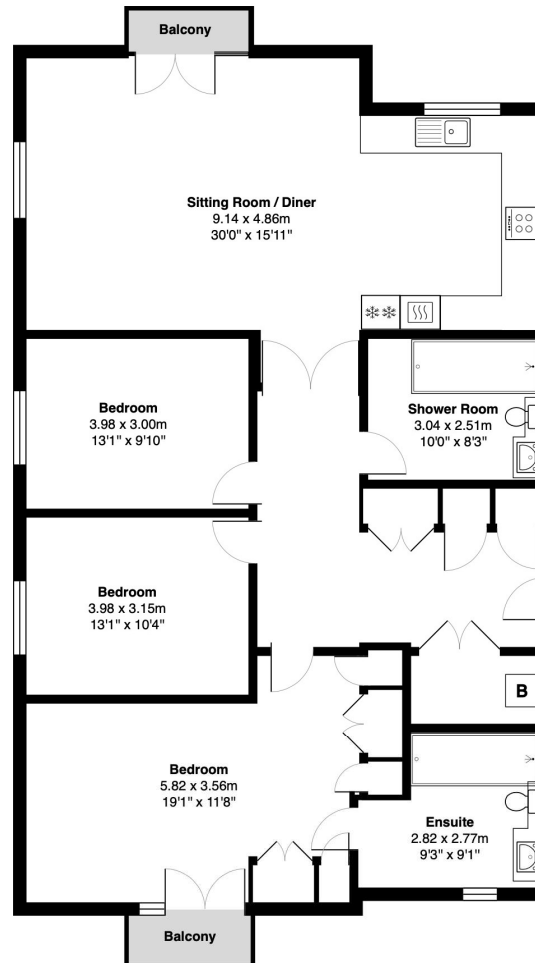
E: cirencester@perrybishop.co.uk

For more information, contact Rangeford Villages on 01285 897570 or Perry Bishop on 01285 655355.









Total Area: 127.1 m² ... 1368 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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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.

