

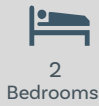
Elm Grange, Lime Crescent, Siddington Park, Cirencester, GL7 6GH



- A retirement village by Rangeford Villages exclusively for the over 60s • Open plan living • Two bedrooms
- Underfloor heating • Walk in shower room and Ensuite shower room • EPC B

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Key Features



2
Bedrooms



2
Bathroom



1
Reception

About the property

This beautifully presented first-floor pre-owned, ex show home retirement apartment offers an exceptional combination of light, space, and comfort in a highly sought-after location.

Designed for easy, low-maintenance living, the apartment is accessed via a secure key fob entry system, leading to a welcoming communal entrance hall with stair and lift access directly to the property.

The spacious entrance hall features bespoke fitted cabinetry, creating an ideal home office or study area. Beyond, the impressive open-plan living space incorporates a contemporary fitted kitchen, dining area, and comfortable lounge, complemented by additional bespoke cabinetry providing stylish and practical storage. This versatile space is perfect for both everyday living and entertaining.

A separate utility room with washer/ dryer and added shelving for storage adds further convenience, while the two walk-in shower rooms are finished to a high standard with Robert Welsh stainless steel towel rails, combining style with functionality.

The apartment offers two generous double bedrooms. The principal bedroom benefits from fitted wardrobes, a private en-suite shower room, and direct access to a charming Juliet balcony, where you can enjoy fresh air and pleasant views over the beautifully maintained communal gardens. The second double bedroom is equally bright and well-proportioned, making it ideal for guests, family, or additional living space.

Additional highlights include:

- Underfloor heating throughout
- 24-hour emergency support console
- Lift access to all floors
- Secure entry system
- Access to beautiful landscaped communal gardens

Ideal for individuals or couples seeking a secure, comfortable, and sociable living environment, this apartment combines style and practicality in a setting tailored for retirement living.

With allocated owner parking*, convenience is key for those with vehicles. This property is ideal for those seeking a peaceful retirement setting, offering a tranquil environment to call home.

Please note, apart from the kitchen fittings, the built-in wardrobe, the lounge room units and the study units the apartment is sold unfurnished

The Tenure is Leasehold - 999 years from January 2022.

Monthly Community fee based on single person occupancy paying 100% is £829 per month.

*There is an additional fee of £250 p.a for the 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: **attitudes.storybook.useful**

Services & Tenure

Tenure - Leasehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Underfloor Heating

Local Authority

Cotswold District Council / Council Tax Band - F

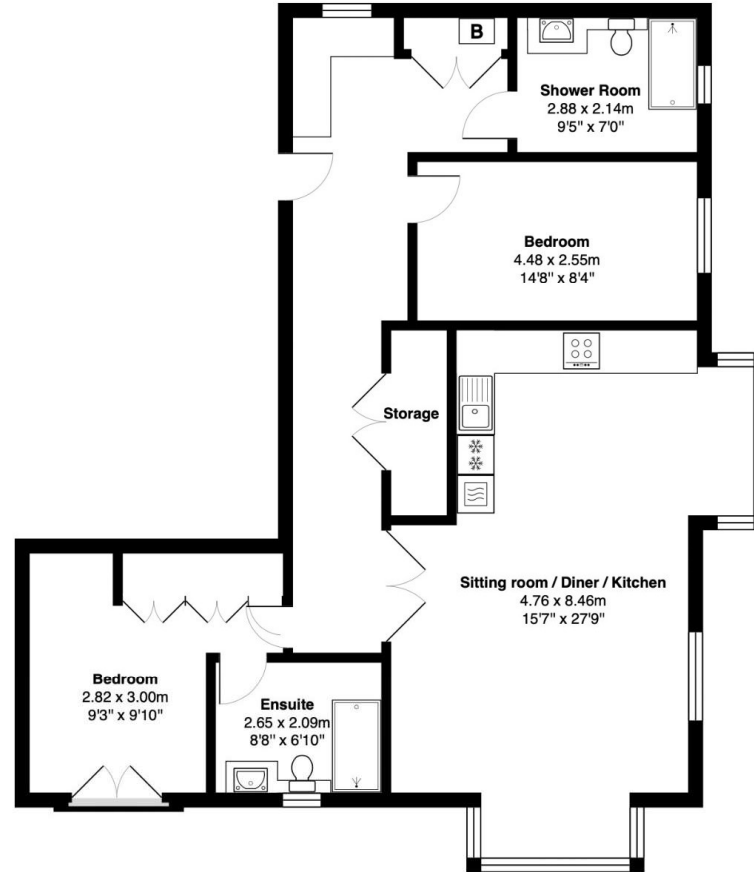
Our reference

CIR260396 / 4th August 2026









Total Area: 101.1 m² ... 1088 ft²

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.

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