

PerryBishop

PROPERTY MADE PERSONAL



St. Johns Road, Cirencester, Gloucestershire, GL7 2EP

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Key Features



4
Bedrooms



3
Bathrooms



3
Receptions

- Substantial detached property in sought after Central location
- Kitchen with Aga and Utility
- Dining Room & Conservatory
- Four Double Bedrooms
- Original 50's Features with scope to add your own stamp
- Mature Landscaped Gardens
- Double Garage and Ample Driveway Parking
- EPC D

About the property

A detached family house, believed to date from the 1950s with later additions, constructed of reconstituted Cotswold stone elevations beneath a tiled roof, with moulded drip sills over traditional-style leaded light mullion windows, these were replaced by the current vendor in 2010.

The well-presented accommodation is arranged over two floors with original herringbone parquet flooring and of particular note is the kitchen, which is fitted with an attractive range of ash units complemented by granite work surfaces and incorporating a double oven Aga. Adjoining the kitchen is a useful utility room providing additional storage and appliance space.

The property also benefits from a formal dining room, ideal for entertaining and family gatherings, together with a conservatory overlooking the garden and providing an additional reception area filled with natural light.

To the first floor are four generous double bedrooms, all benefitting from built-in storage. Two of the bedrooms enjoy the added advantage of en suite facilities, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the well-established rear garden is a particular feature of the property, incorporating a pergola, vegetable patch and patio seating area bordered by mature flower beds. There is also a greenhouse and garden shed providing useful storage. To the front of the property is an attractive front garden, together with a double garage offering excellent parking and storage facilities and additional driveway parking.

This property represents an excellent opportunity to purchase a well-located home on the sought-after St Johns Road, offering great potential to adapt and enhance to suit modern family life.

NB: The property was affected by subsidence relating to the two-storey side extension, which was added by previous owners. Remedial works were completed under the previous owners' insurance policy in 2007, and the property was subsequently reassessed in 2009 on behalf of the current owners. Copies of the relevant documentation are available on request.

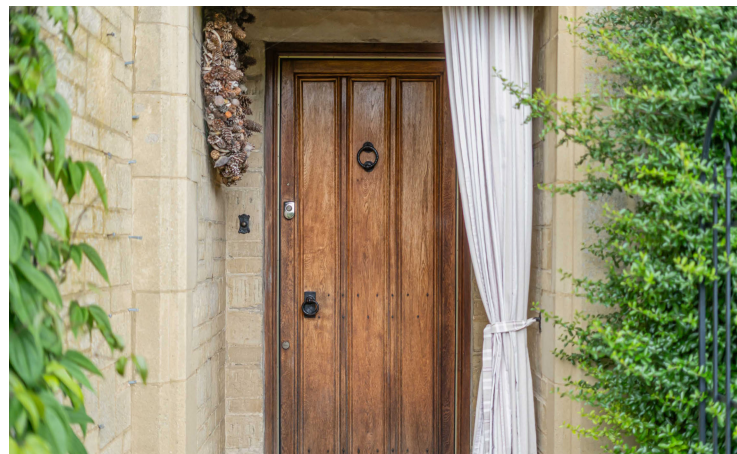
Additional Information

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.

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 weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage 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.

Directions

Leaving Cirencester via Dollar Street into Spitalgate Lane, at the traffic lights turn left onto Abbey Way. Take the first turning right into Bowling Green Lane and the first right again into Shepherds Way. Then the next right onto St Johns Road, number 8 can be found on the left hand side.

What3Words /// officials.yoga.strides

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band F

Our reference

CIR/LJ/CDH/08072026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



what the owner said

We started eighteen years of retirement in this spacious house, with productive garden and within close proximity to Cirencester's amenities. We are in a quiet road with our own parking.

Now I think it should be enjoyed and used by two or more people who would appreciate its facilities, location and all that Cirencester has to offer.



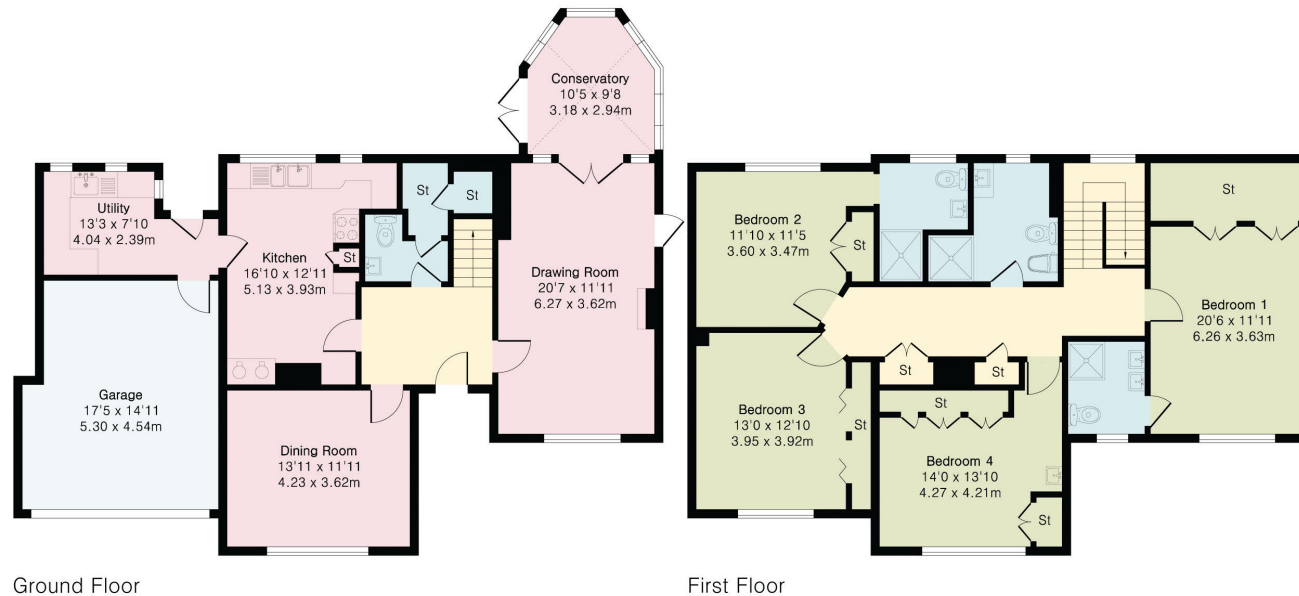




**Approximate Gross Internal Area 2353 sq ft - 218 sq m
(Including Garage)**

Ground Floor Area 1210 sq ft – 112 sq m

First Floor Area 1143 sq ft – 106 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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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.

Gloucestershire • Oxfordshire • Wiltshire

