

260 Stratton Heights, Cirencester, GL7 2RW

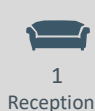
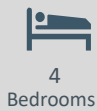


- Semi-detached house • Three/four bedrooms • Downstairs shower room • Kitchen/diner
- Corner plot garden • Garage and off-road parking • Lapsed planning consent to extend • EPC C

Offers in excess of
£350,000

260 Stratton Heights, Cirencester, GL7 2RW

Key Features



About the property

Offering flexible accommodation ideal for multi-generational living, this extended three/four-bedroom semi-detached home occupies a generous plot within a popular residential area, conveniently placed for local amenities, facilities and well-regarded schooling. The property also benefits from lapsed planning permission for a further side extension, providing exciting potential for future development, subject to the necessary consents.

The accommodation has been thoughtfully extended to provide versatility for a range of family needs. An entrance porch with useful storage leads into the sitting room, with stairs rising to the first floor and access through to the kitchen/dining room, which is fitted with a range of wall and base units and has French doors opening to the side.

A particular feature of the property is the ground-floor double bedroom with its own en-suite shower room. With a dual aspect and positioned to the rear of the home, this space lends itself particularly well to multi-generational living, guest accommodation or a private bedroom suite for an older child or relative.

To the first floor are three further bedrooms together with the family bathroom, creating excellent flexibility for growing or extended families.

Outside, the property continues to impress with a generous, well-enclosed rear garden, predominantly laid to lawn with a paved patio and gravelled area to the side. Further benefits include a useful workshop, garage and off-road parking, completing this versatile family home.

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.

What 3 Words

unwraps.exclaim.explain

Services & Tenure Tenure – Freehold Electricity - Mains Supply Water – Mains Supply Sewerage - Mains Supply Heating - GasCentral

Local Authority Cotswold District Council, Council tax Band - C

Our reference

8092026SM

what the owner said

“A Word from the Owner”

I named the property Sans Soucis, which translates to "without worries", because that's exactly what this home has given me. It's a peaceful, calm and a happy place. I raised my boys here, and they both attended the local primary school and later the grammar school in Cheltenham, so I know how family-friendly this area is. We also loved being within easy walking distance of Cirencester town centre, with everything we needed close by, as well as having great play areas nearby for them to enjoy when they were younger.

The location was a huge help beyond just schooling. The easy access to Gloucester's GL1 sports centre was invaluable for my son's swimming training development.

The ground floor has been the most flexible part of the house. When my mum came to live with us, she couldn't manage the stairs, so we turned that bedroom into a proper granny annexe with a wet room for her. The side entrance gave her complete independence, and because we're on a corner plot, the access from the parking area was straight and stress free. Mum was in a wheelchair, and that direct, gentle slope from the car right to her door made a huge difference to our daily lives.

After Mum moved abroad, the space adapted again, becoming a teenage ensuite bedroom, and more recently a quiet home office. It's been remarkable how the house has evolved with us

I loved our spacious corner plot where we had so many happy gatherings with friends and family over drinks and BBQs. It's been a real social hub.



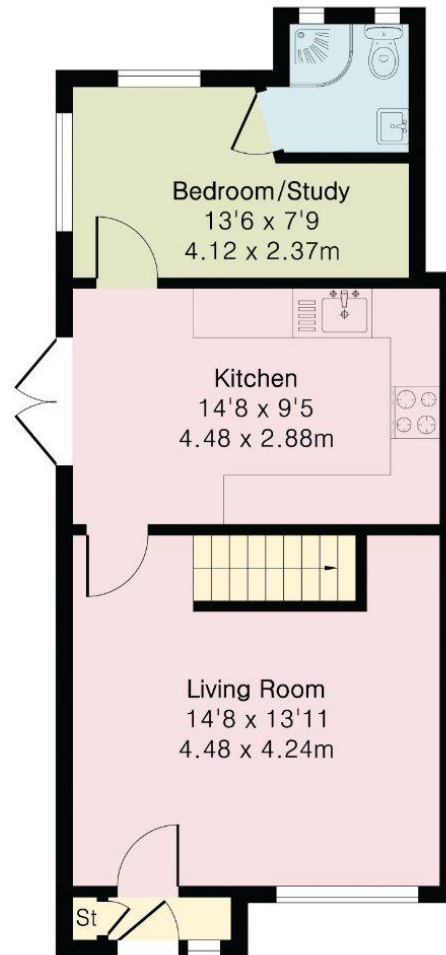




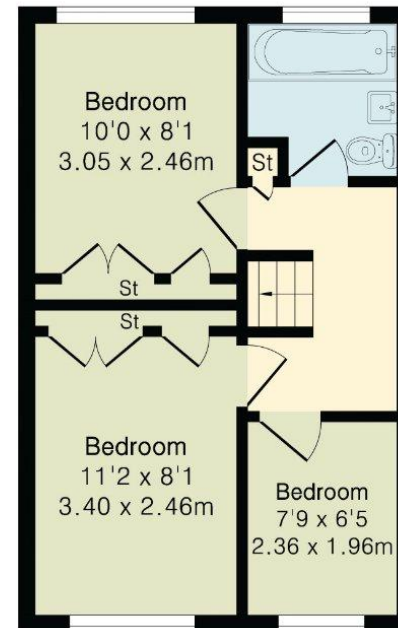
Approximate Gross Internal Area 815 sq ft - 76 sq m

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 339 sq ft – 32 sq m



Ground Floor



First Floor

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