

12 Moss Way, Cirencester, Gloucestershire, GL7 1RS



- Well presented modern three storey home • Three double bedrooms • Open plan kitchen, living dining room
- Principal bedroom suite with en-suite shower room • Separate family bathroom • Ground floor cloakroom
- Private rear garden with direct pedestrian access to a garage • EPC: To be confirmed

Guide Price
£400,000

12 Moss Way,

Cirencester, Gloucestershire, GL7 1RS

Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

Situated in a secluded position overlooking a green within this sought after residential development on the edge of Cirencester, this well presented three bedroom modern home is within easy reach of the town centre, excellent schools and everyday amenities. Arranged over three floors, the property also enjoys a private rear garden with direct access to a single garage and driveway parking.

The accommodation begins with a welcoming entrance hall with cloakroom. A modern fitted kitchen opens through to a generous sitting/dining room to the rear, creating a sociable living space with French doors opening directly onto the garden. On the first floor are two well proportioned double bedrooms, both served by the family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, comprising a generous double bedroom with en-suite shower room and useful eaves storage.

Outside, the property enjoys an attractive front garden enclosed by traditional Cotswold stone walling and overlooking the communal green. To the rear is a private enclosed garden with direct pedestrian access into the single garage, while driveway parking is also provided.

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

From our office in Cirencester proceed through the Market Place into Dyer Street. Go straight over the traffic lights and at the roundabout go straight over and then immediately bear right onto London Road. Continue to the next roundabout and turn left on to Forstall Way. Take the second left on to Moss Way and number 12 is found on a pedestrian path further along Moss Way on the right, just before the green, while the parking and garage are accessed off Moss Way (just past Samuel House).

What 3 Words: **gobblers.vocals.recitals**

Charges

The property is subject to an annual management fee
Currently £249 to Meadfleet Open Space Management

Services & Tenure

Tenure – Freehold with management fee
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cotswold District Council
Council tax Band - D

Our reference

CIR260481
9th September 2026

We'd love to hear from you

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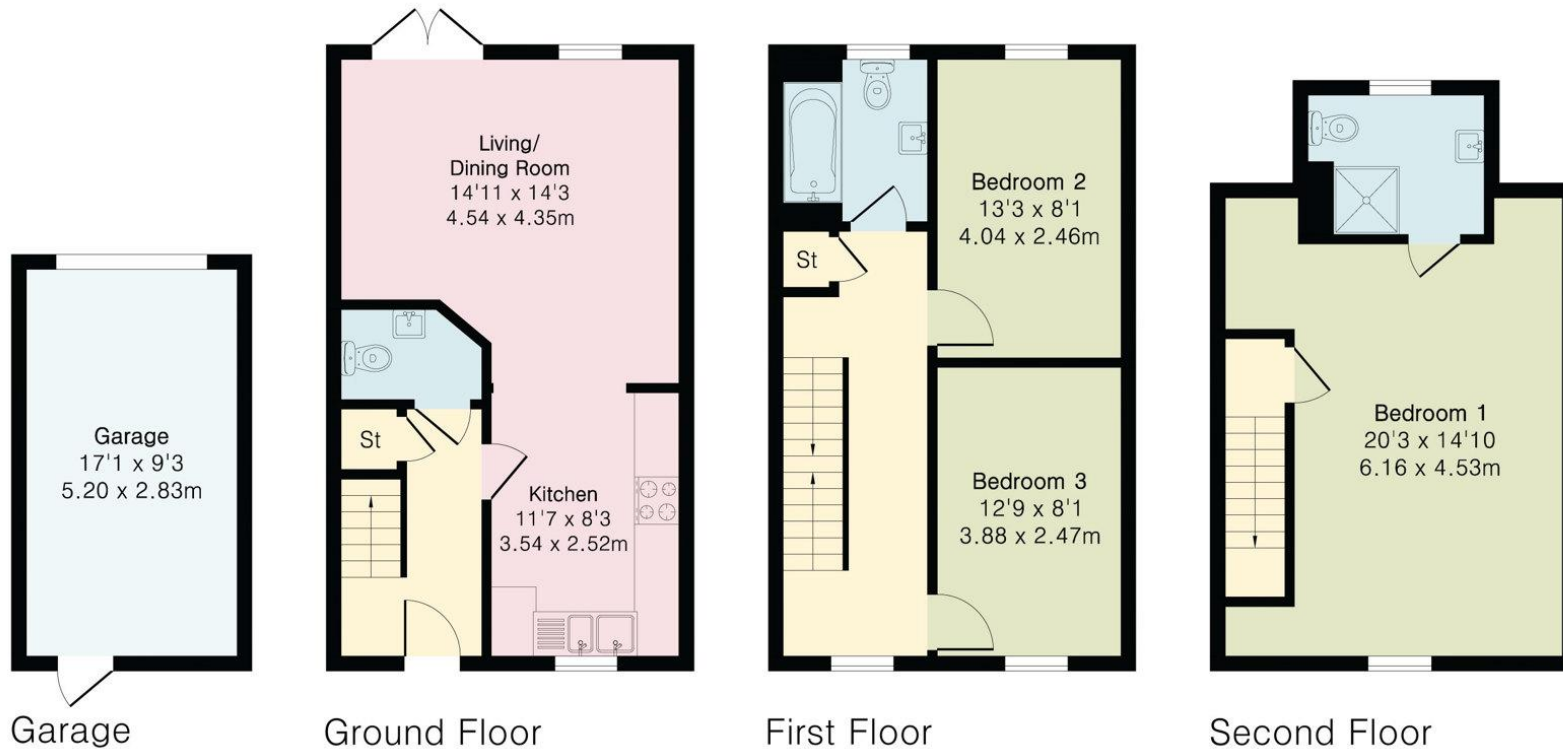
**Approximate Gross Internal Area 1278 sq ft - 118 sq m
(Including Garage)**

Ground Floor Area 392 sq ft – 36 sq m

First Floor Area 392 sq ft – 36 sq m

Second Floor Area 336 sq ft – 31 sq m

Garage Area 158 sq ft – 15 sq m



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