

107 Pheasant Way, Cirencester, GL7 1BJ



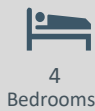
- Detached extended family home • Four bedrooms • Sitting room • Newly installed kitchen • Garden family room
- Master bedroom with en-suite shower room • Well-enclosed garden with mature planting • EPC D

Guide Price
£600,000

107 Pheasant Way,

Cirencester, GL7 1BJ

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Set within a peaceful cul-de-sac on Pheasant Way, this attractive four-bedroom detached home has been thoughtfully extended to create spacious and flexible accommodation, ideally suited to modern family life.

A welcoming entrance hall provides useful storage, access to the cloakroom and stairs rising to the first floor. The comfortable sitting room is a lovely place to relax and flows through into the garden room, a bright and versatile addition to the home with views across the garden and doors opening onto the patio. The kitchen/breakfast room offers plenty of space for everyday dining and is fitted with a generous range of units, integrated appliances and ample storage.

Upstairs are four bedrooms, including the principal bedroom with its own en-suite shower room. The remaining bedrooms are served by the family bathroom, fitted with a white suite and shower over the bath.

The property is complemented by a private and well-established rear garden, mainly laid to lawn with colourful flower and shrub borders and a paved terrace creating an inviting space for summer dining and entertaining. To the front, a driveway provides off-road parking and access to the integral garage, with gated pedestrian access leading through to the garden.

Amenities

The market town of Cirencester dates back to Roman times and 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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools, a sixth form college campus and the Royal Agricultural University. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from being on the edge of the ever-popular Cotswold Water Park with all the activities that has to offer.

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 our office in Cirencester follow through the Market Place into Dyer Street and go straight over the traffic lights onto London Road. At the roundabout go straight over and immediately turn right continuing on the London Road. Turn right into Pheasant Way. Follow the road round to the right and take the fifth turning on the left and the house can be found on the left hand side, almost at the end of the cul-de-sac.

What 3 Words

gently.obstinate.croutons

Services & Tenure

Tenure - Freehold

Electricity - Mains

Water – Mains

Sewerage - Mains

Heating – Gas Central

Local Authority Cotswold District Council

Council tax Band - E

Our reference

CIR260447

10th September 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

The property is light, bright and airy. Convenient for Town Centre and local schools. Very friendly and helpful neighbours. The property has been well maintained and looked after.



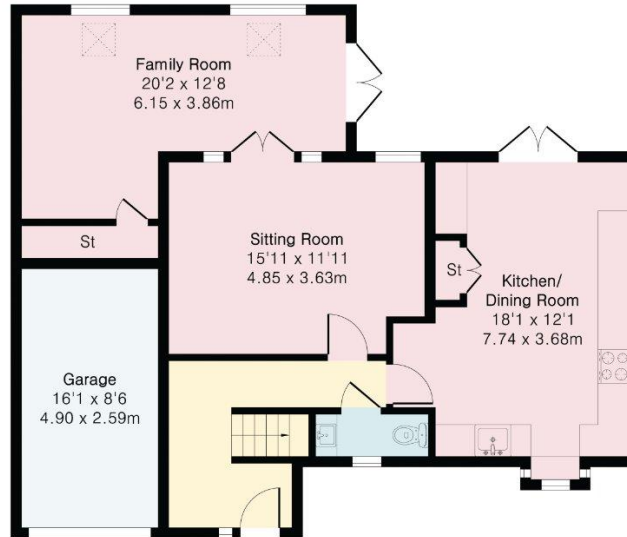




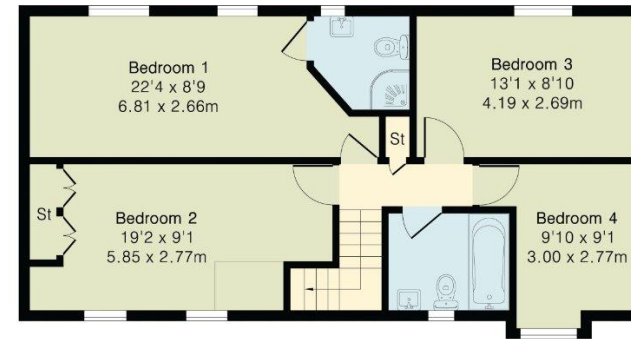
**Approximate Gross Internal Area 1662 sq ft - 154 sq m
(Including Garage)**

Ground Floor Area 958 sq ft – 89 sq m

First Floor Area 704 sq ft – 65 sq m



Ground Floor



First Floor

PerryBishop
PROPERTY MADE PERSONAL



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.

