



Gloucester Road, Cirencester, Gloucestershire.

£312,500 Freehold



28 Gloucester Road, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 2JY or call the office at any time for detailed directions from your location.

Summary

A characterful three-bedroom home in Stratton, beautifully positioned opposite Cirencester Park and just a short distance from Cirencester town centre. Reconfigured by the current owner, the property offers spacious and practical accommodation with two reception areas, a well-planned kitchen, three good bedrooms and a stylish first-floor shower room. With its period feel, exposed beams, generous living space and useful courtyard garden, this is a home with real warmth and personality, all in a well-connected location with local amenities close by.



Step inside

The property is most easily approached from the rear, where a small courtyard garden leads into the kitchen. This is a practical and well-arranged space, fitted with a good range of cupboards and worktop space, along with appliance provision and a window overlooking the courtyard.

From here, the dining room provides a separate reception space, ideal for everyday meals, occasional entertaining or as a flexible additional room depending on the next owner's needs.

The living room is the real heart of the house. Generously proportioned and full of character, it has exposed ceiling beams, and stone fireplace creating the kind of room that feels instantly comfortable. The stairs rise from this room to the first floor, with useful storage below, making the space feel central to the flow of the home.



Upstairs, the accommodation continues to impress. The main bedroom is a good size, while the two further bedrooms offer flexibility for family, guests or home working. The shower room has been updated with a smart contemporary finish, including metro-style tiling, a walk-in shower, WC and wash hand basin. There is also useful storage on the landing.



Step outside

To the rear of the property is a small courtyard garden, offering a private outside spot for coffee, pots and seating. It is compact, easy to manage and very much in keeping with the character of the home.

To the front, the property sits directly opposite Cirencester Park, giving immediate access to one of the town's most loved open spaces. For dog walks, weekend strolls or simply having that green outlook close by, it is a real lifestyle advantage.

Parking is on-road to the front, as with many character homes in this part of Stratton.

Area insight

Stratton has a distinct identity of its own, with a friendly, established feel and useful local amenities including a shop, post office, primary school and pub. It is close enough to Cirencester town centre to enjoy the full range of shops, cafes, restaurants, schools and everyday facilities, while still feeling nicely set apart.

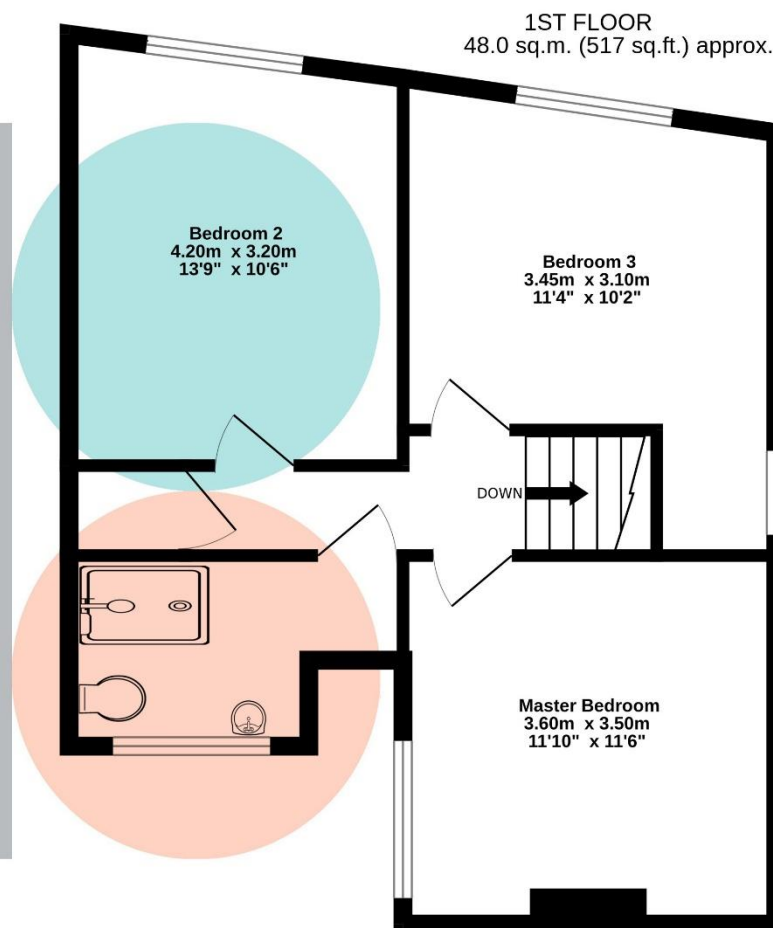
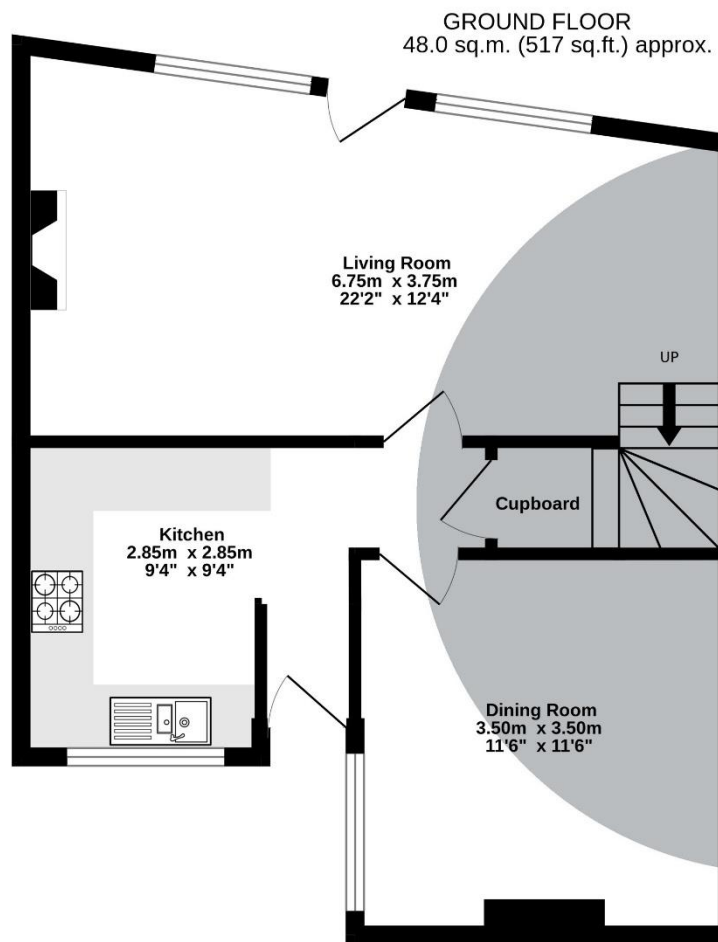
Cirencester Park is right opposite, offering acres of beautiful open space, walks and access towards the wider Bathurst Estate. The location also works well for road links, with convenient access around Cirencester and out towards nearby towns and villages.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



TOTAL FLOOR AREA : 96.0 sq.m. (1033 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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