



Watermoor Road, Cirencester, Gloucestershire.

£380,000 Freehold



114 Watermoor Road, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 1LF or call the office at any time for detailed directions from your location.

Summary

Some homes just have a little more life about them, and this Watermoor Road home is one of those. Full of character, warmth and proper usable space, it offers a lovely blend of period charm, generous room sizes and a layout that works brilliantly for day-to-day living. Currently tenanted, there is also clear scope for the next owner to improve and personalise the house, with the potential to create a really special family home in a great Cirencester position.

Arranged over three floors, the property includes three bedrooms, two reception spaces, a generous kitchen/breakfast room, useful laundry area and an enclosed rear garden. With local amenities nearby, Cirencester town centre within easy reach and the wider Cotswolds on the doorstep, this is a home with plenty of substance as well as charm.



Step inside

The property opens into a welcoming living room, where a bay window, feature fireplace and wood burning stove give the room plenty of character and a warm, homely feel. From here, the layout flows through to a separate dining room, creating a useful second reception space with room for everyday dining, entertaining or working from home.

To the rear, the kitchen/breakfast room is a particularly generous space, with a range of storage, appliance space and plenty of room for a table. Double doors lead directly out to the garden, making this a practical and sociable part of the house. A separate laundry area and downstairs cloakroom add useful everyday convenience.

The first floor offers two bedrooms and a family bathroom, with the main bedroom positioned to the front and enjoying a good sense of space. A further staircase leads to the second floor, where there is a large third bedroom with built in storage, providing an excellent top floor room with plenty of flexibility.



Step outside

To the front, the property sits behind a small walled garden, giving a little separation from the road, with street parking available to the front. The rear garden is enclosed and offers a surprisingly green and private space, with established planting, mature shrubs and seating areas. It is



currently arranged for ease of use, while still feeling full of life and character, with direct access back into the kitchen/breakfast room.

Area insight

Watermoor Road is well placed for both everyday convenience and easy access into the heart of Cirencester. Local shops and amenities are close at hand, while the town centre is within easy reach, offering a brilliant mix of independent shops, cafés, restaurants, pubs and everyday services. Cirencester is often described as the capital of the Cotswolds, and with good reason. It has that rare mix of proper market town character, beautiful period architecture, strong community feel and practical day to day convenience. From the Market Place and the Abbey Grounds to Cirencester Park, the open air swimming pool, local schools, leisure facilities and regular markets, it is a town that genuinely offers a lovely quality of life. For those needing to travel further afield, the area is well connected by road, with access towards Swindon, Cheltenham, Gloucester and the wider Cotswolds. Kemble Station is also nearby, providing rail links to London Paddington and beyond, making this a great base for those who want Cotswold living without feeling cut off.

Viewing

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

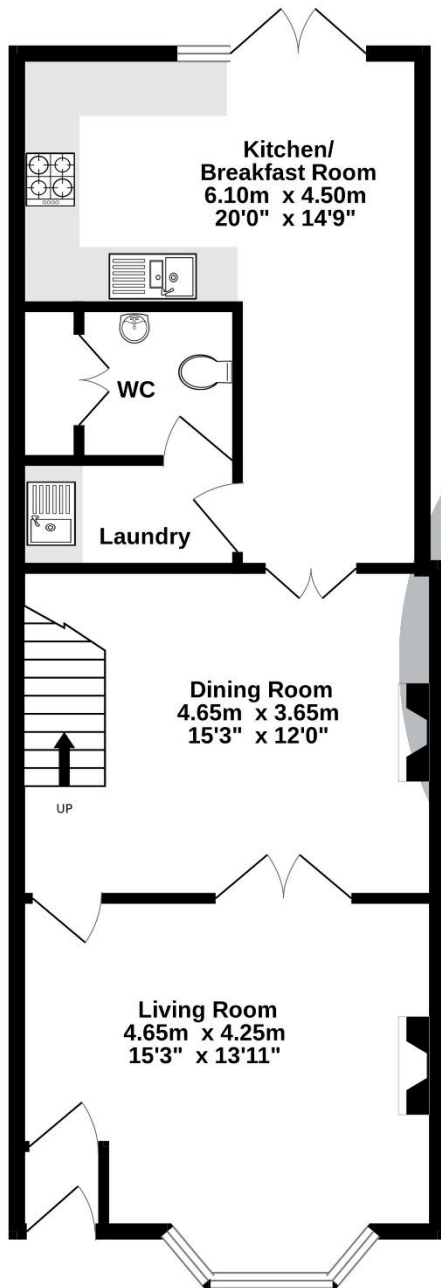
Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

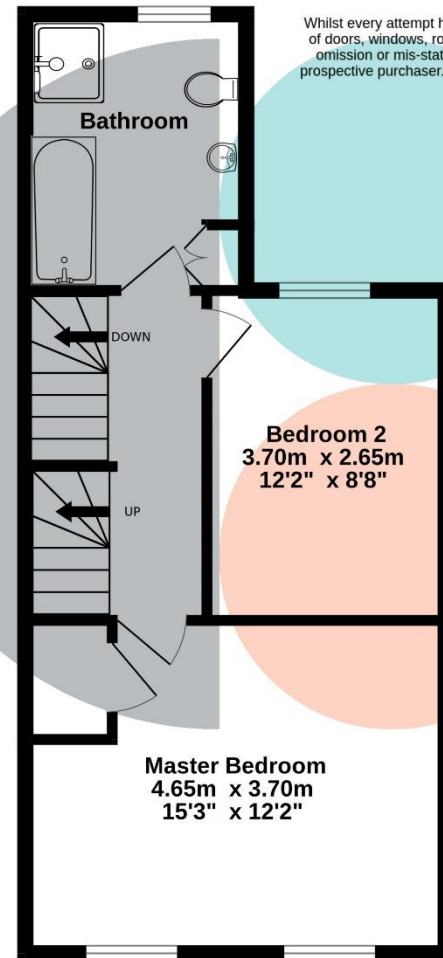
Agents Note

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.

GROUND FLOOR



1ST FLOOR



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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2ND FLOOR

