

# Holly Lodge

48B Somerford Road, Cirencester



# A striking four bedroom detached house in desirable edge of town location.

Town Centre 1 mile, Kemble 4 miles (mainline station London Paddington 75 minutes), M5 Jct 11a 15 miles, Swindon 16 miles, Cheltenham 18 miles, M4 Jct 15 18 miles (All distances are approximate).



## Summary of accommodation

### Holly Lodge

**Ground floor:** Dining room | Sitting room | Kitchen | Conservatory | Study

**First floor:** Four bedrooms | Family bathroom with shower and en suite shower room

### Outside

2 bay garage/workshop | Parking | Private garden



## Situation

Times and distances are approximate.



Kemble station to London Paddington (70 mins).



Busy Bees nursery, Chesterton Primary School, Cirencester Deer Park secondary/academy.



Chesterton shops, Waitrose, Aldi and Tesco. Cirencester town centre with weekly markets.



Oaksey Golf Club, Cirencester and Minchinhampton.



Excellent walking and cycling on the extensive network of footpaths and lanes in the region. Cirencester swimming pool and Cirencester Park.



Newbury, Cheltenham and Bath.



Cotswold Water Park.



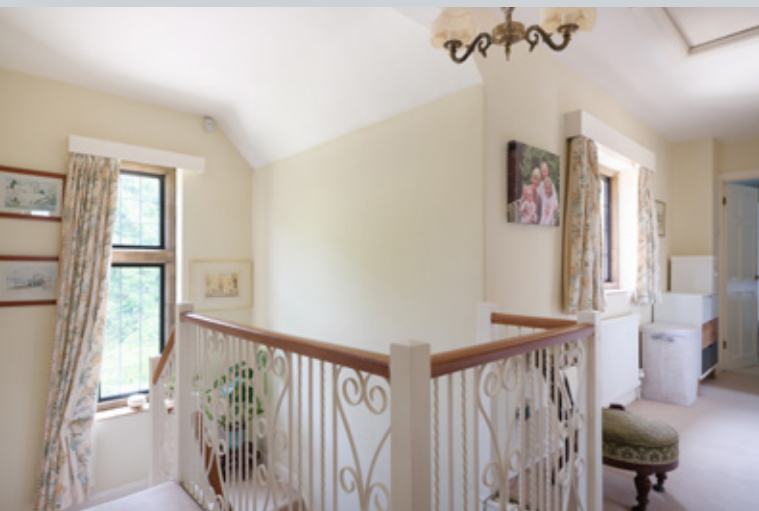
## Holly Lodge

Holly Lodge is an attractive town house situated on the sought after Somerford Road in Cirencester. The property was built around 1969 and has been well maintained by the current owners. The accommodation briefly comprises a reception hall, spacious sitting room, dining room, conservatory, study and up to date kitchen/ breakfast room. On the first floor is a principal bedroom with en suite shower room, three further bedrooms and family bathroom with shower too.

Attached to the house is a double garage/workshop. Planning had been granted to extend the garage.

There is extensive parking in front of the house and garage to the side. To the rear, surrounded by mature trees is a private garden with lawn and terrace. Ideal for outside entertaining.

Within a short walk of the house are local shops, churches, allotments, pubs and schools for all ages.



## Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas and private drainage.  
Fibre broadband available.

**Local Authority:** Cotswold District Council

**Council Tax:** Band G

**EPC:** D

**Postcode:**  
GL7 1TX

**What3Words:**  
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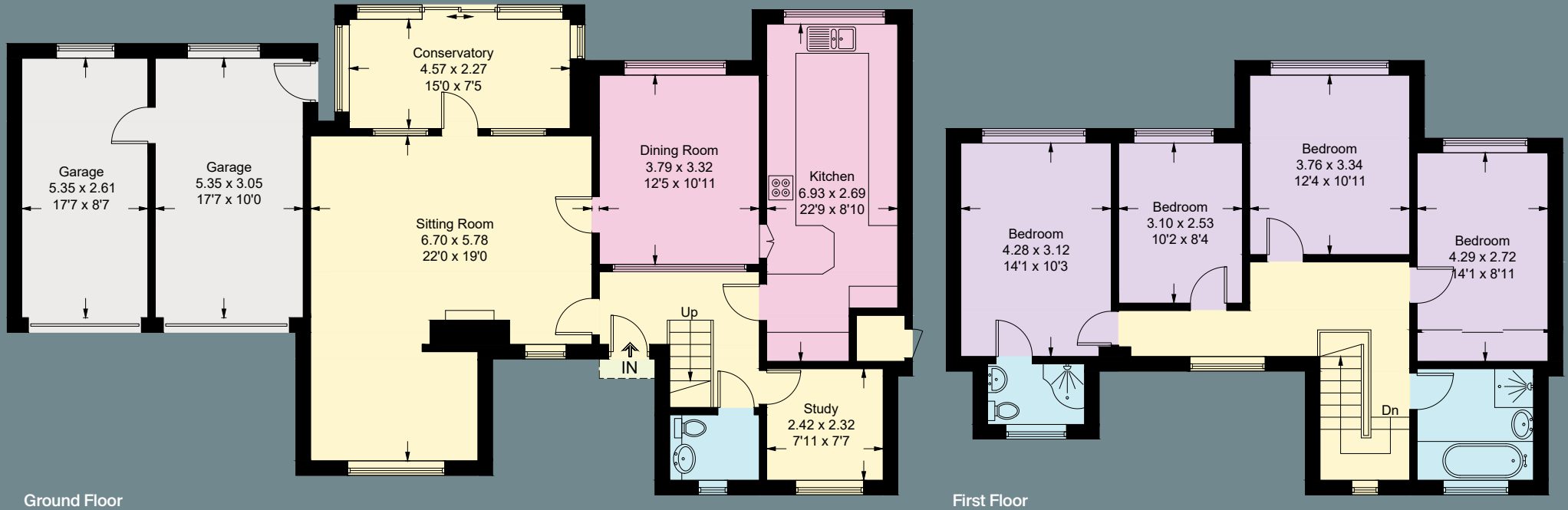
**Guide Price:**  
Region of £1,00,000

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
Main House = 166.8 sq.m / 1,795 sq.ft  
Garage = 31.1 sq.m / 335 sq.ft  
Total Area = 197.9 sq.m / 2,130 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

First Floor

**Knight Frank**  
One Market Place,  
Cirencester,  
Gloucestershire,  
GL7 2PE  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Rupert Sturgis**  
01285 659 771  
[rupert.sturgis@knightfrank.com](mailto:rupert.sturgis@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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