



**79 Cheltenham Road, Cirencester, Gloucestershire, GL7 2JB**  
**Chain Free £322,500**

**Cain & Fuller**



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**Cain & Fuller**

An opportunity to acquire a flexible period stone cottage located within Stratton a highly sought after village on the edge of Cirencester town close to all amenities and facilities that the area has to offer. The cottage is within walking distance of two of the town's leading primary schools, as well as a range of amenities and facilities, including village shop, post office, public houses and Cirencester park; approximately 20,000 acres of public parkland for the use of Cirencester residents. 79 Cheltenham Road offers light and well presented living space, to the ground floor a large open plan main living space with the benefit of a stone open fireplace, cottage window to the front aspect and ample space for soft furnishings and large dining room table. To the rear of the property an extended full width contemporary kitchen, well fitted with an excellent range of storage and integral appliance, window and glazed door opening onto the rear garden and a large additional sky light. The first and second floors benefit from two double bedrooms and a large white family bathroom with bath and fitted shower. The cottage is warm right by a gas fire central heating system and benefits from a range of pleasing period features as well as a great standard of decoration throughout. To view this Chain Free property call Cain & Fuller the vendors sole agent.

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### **Stratton**

Stratton is a small village community located within a mile of Cirencester market place, the village benefits from a large selection of local amenities and facilities these include an Ofsted outstanding ranked primary school, two public houses, Cotswold hotel, modern convenience store and post office open 7 days a week. Cirencester is well situated for the commuter with both M4 & M5 Motorways in driving distance and a mainline rail link at the neighbouring village of Kemble a daily commuter service to London Paddington.

### **Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

### **Outside**

There is a low maintenance garden to the front of the house with pathway leading to the entrance door, wall to front boundary. The rear garden is an outstanding feature of the property being laid to lawn with established patio areas and selection of shrubs and plants. There is an established pergola with established climber and selection of storage to the rear of the garden which measures approx. 90 ft in length. The cottage benefits from a gated access to the end of the terrace.

### **Parking**

Residents of Cheltenham Road have unrestricted parking on the road.

### **Council Tax**

Band C

### **EPC**

Band D

### **Mobile and broadband**

Purchasers are recommended to check Ofcom for internet speeds and coverage.

### **Viewing**

Through Cain & Fuller in Cirencester

### **Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly

important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



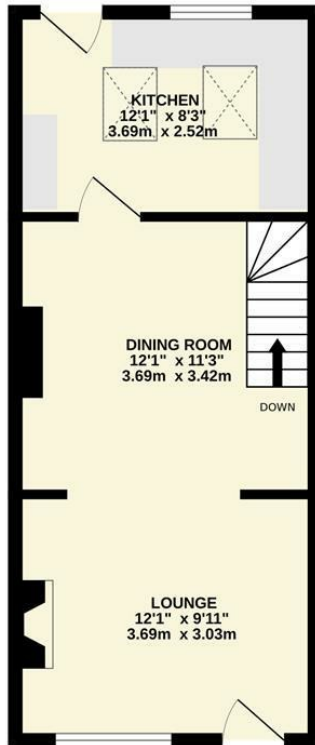








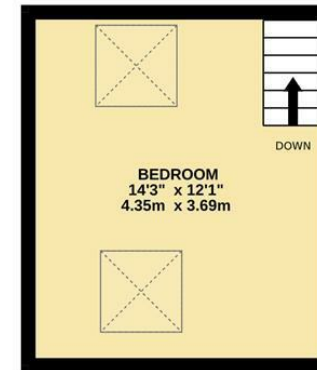
GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



2ND FLOOR  
173 sq.ft. (16.1 sq.m.) approx.

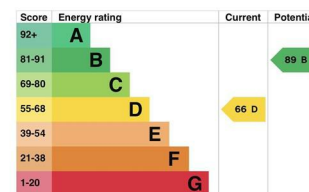


TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.