



**19 Elizabeth Way, Siddington, Cirencester, GL7 6JL**  
**Chain Free £315,000**

**Cain & Fuller**

19 Elizabeth Way is brought to the market in a chain free position the house offers prospective purchasers an excellent opportunity to acquire a spacious three bedroom family home located in a thriving village to the south of Cirencester town with a variety of local amenities and facilities including well supported primary school, renowned public house, post office/village stores and a selection of local clubs and associations in the village community. The property has been refurbished in recent years to present a flexible, stylish and appealing family living space presented in excellent condition by the present vendors. To the ground floor the property boasts a sunny living room with view to the rear garden, modern refitted kitchen/diner with good selection of storage and built-in appliance ample space for dining table, large hallway with storage cupboard and always useful down stairs WC, and a utility room to the rear of the ground floor leading to the rear garden. To the first floor there are three well proportioned bedrooms with a selection of storage and a modern refitted family shower room with window to the front aspect. The house is warmed-throughout by a gas fired central heating system which is complemented by double glazed windows. There is an established garden to the rear of the house laid to lawn and creating a safe and secure space for small animals or young children. We recommend early viewing of this three bedroom family home through Cain and Fuller in Cirencester.

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## Siddington

Siddington is a thriving community south of Cirencester. There is something for everyone – clubs to join, as well as a wonderful pub and an active church. Siddington is one of the few villages lucky enough to have a shop, Post Office and well supported primary school, a village ready to meet all your needs. The whole village turns out for our big events, from summer fetes to carol singing, and from the annual Grow and Show to quiz nights in the Village Hall. Ideally situated for the business commuter with good access to all main road networks in the south west and a mainline rail link to London Paddington in the neighbouring village of Kemble a daily commuter service.

## Near by 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

To the front of the house there is a hardstanding the vendors family by their own choice park a small vehicle on this area, pathway leads to entrance door. The rear garden is an outstanding feature of the house benefiting from a sunny westerly facing with outside seating area to the rear of the house leading to a lawned area with low maintenance borders with pathway to the rear storage area. A secure outside space ideal for small children or animals, pedestrian gated access to the rear leading to access at the end of the terrace.

## Council Tax

Band B

## EPC

To follow

## Viewing

Through Cain & Fuller in Cirencester

## Broadband and mobile

We recommend purchasers go to Ofcom for broadband coverage and mobile reception.

## 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.

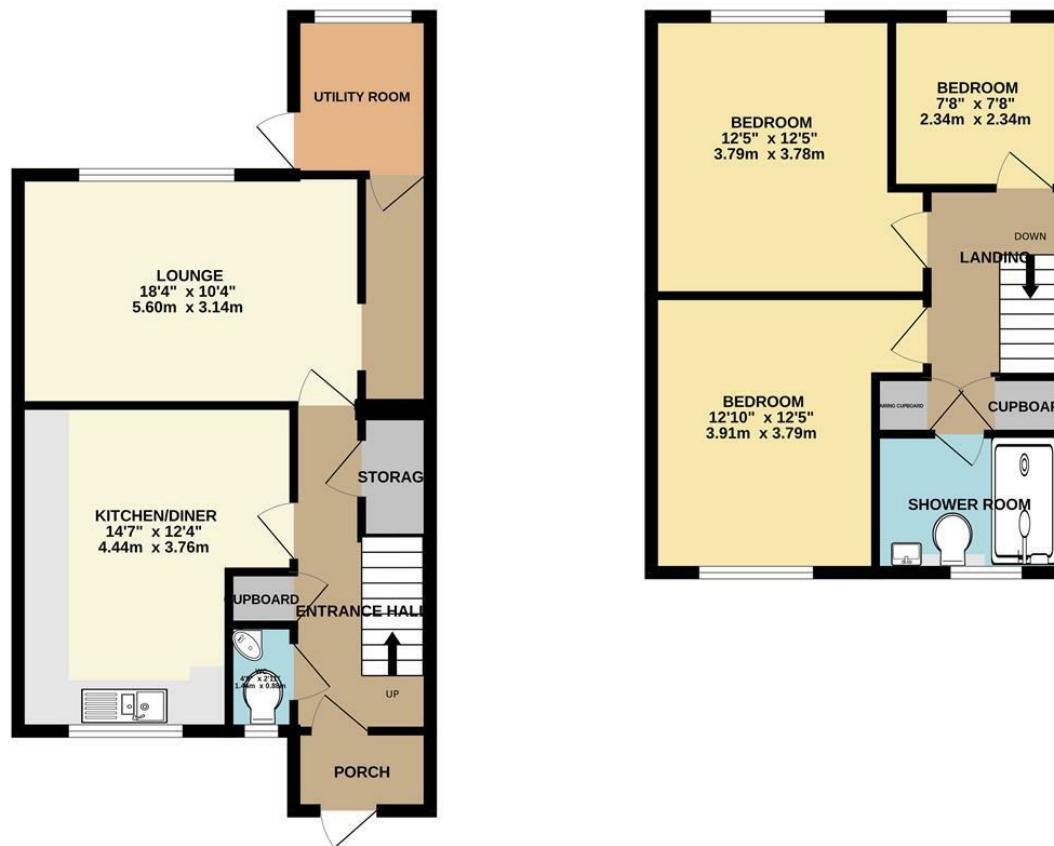
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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 C. It has the potential to be B.

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

