





Ewan House, Nursery View, Siddington, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 6HN or call the office at any time for detailed directions from your location.

SUMMARY

Modern and well presented home which is located on a quiet lane in this desirable village position with rural views to both front and rear. The accommodation includes a spacious living room, beautiful kitchen/breakfast/family room with access to the garden, downstairs wc, three double bedrooms, family bathroom and ensuite. Further benefits include driveway parking, and good size rear garden overlooking fields.

PROPERTY

The property is accessed from the front into the large living room with stairs leading to the first floor and storage cupboard below. The kitchen/breakfast/family room is a real feature of the property with big double doors leading to the garden. There is a range of built in storage and appliances which are included in the sale, as well as plenty of space for a dining table and seating area as required. The ground floor is completed by a useful downstairs cloakroom with wc and wash hand basin.

To the first floor are three double bedrooms as well as the family bathroom which is fitted with a suite comprising bath with shower over, wc and wash hand basin. The larger two rooms benefit from built in wardrobes, whilst the master bedroom also has an ensuite with shower, wc and wash hand basin.

GARDENS

The property benefits from off road parking to the front.

The rear garden has gated access from a side path and is mainly laid to lawn with areas of patio, and is enclosed by fencing. It backs onto open fields.

LOCATION

The property is situated on a quiet lane on the edge of the village in a semi-rural location with open fields to the front and rear. Siddington is a popular village with a range of local amenities and a great pub but also with easy access to nearby Cirencester and the road and rail network beyond.

VIEWING

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

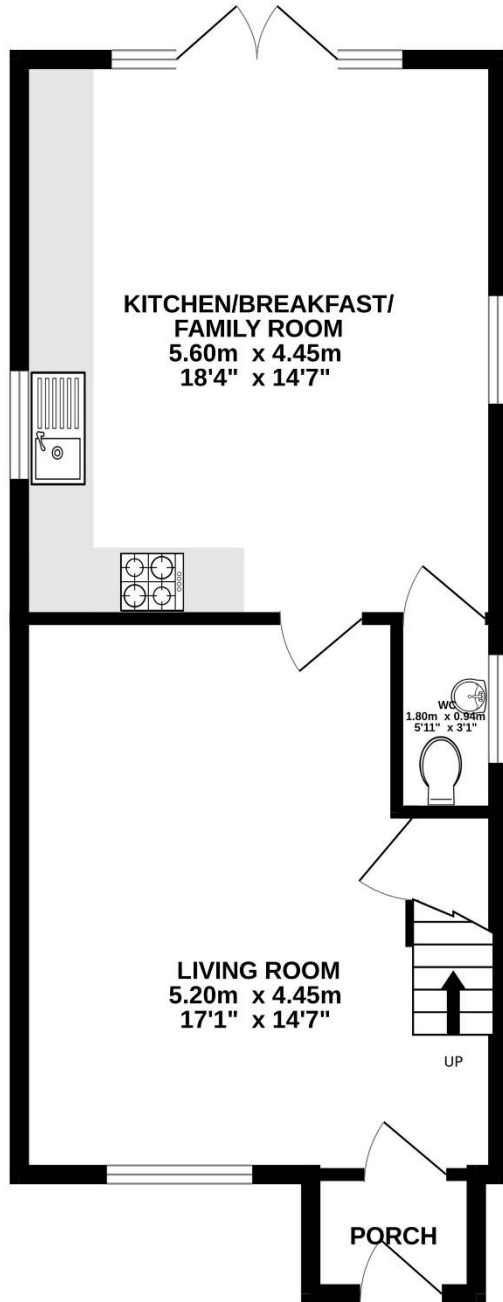
MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

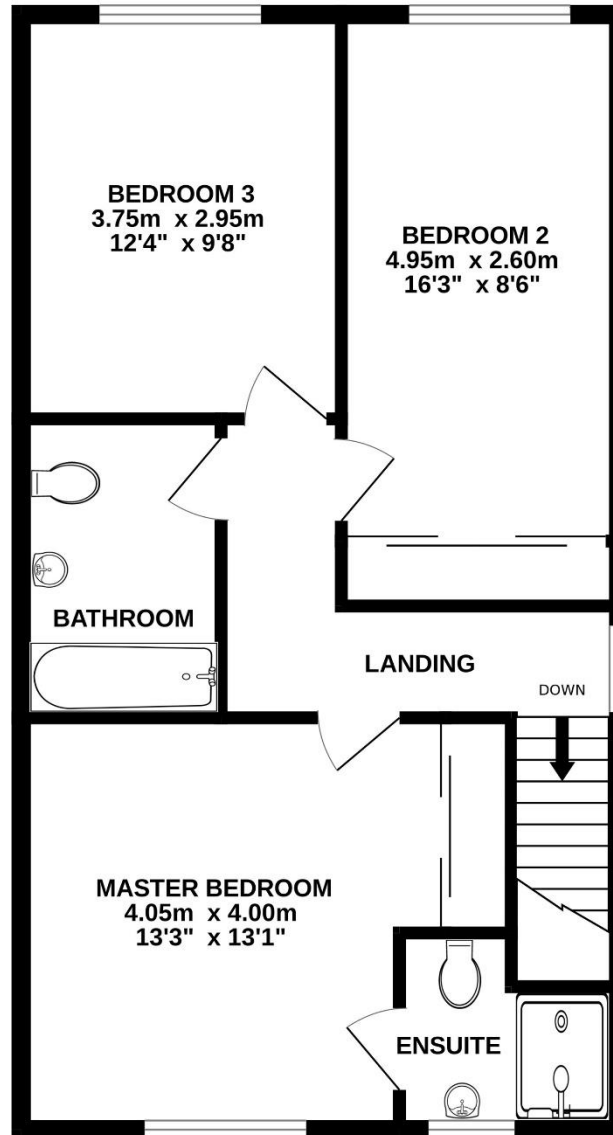
AGENTS NOTE

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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