

27
CHERRY TREE DRIVE



WHITAKER
SEAGER



27, CHERRY TREE DRIVE, CIRENCESTER, GL7 1PJ

AN EXTENDED CHALET STYLE DETACHED
MODERN RESIDENCE OFFERING FLEXIBLE
ACCOMMODATION AND DELIGHTFUL GARDENS.

The property

A light and bright detached 1970s chalet-style home, tucked away in a residential cul-de-sac between Siddington village and the outskirts of Cirencester. Originally built as a bungalow with an adjoining garage, the property has been thoughtfully extended and improved over the years – including an attic and garage conversion – now offering spacious and versatile accommodation extending to approximately 1,734 sq. ft.

You enter into a welcoming hallway with an attractive tiled floor. To one side lies the impressive 18'7" main bedroom, where natural light streams through two large windows and a glazed door leading to the rear path. It also benefits from a wall of fitted wardrobes. Opposite is a convenient shower room. A few steps down, the hall continues to a second bedroom (currently used as a family room), a family bathroom, and a study with stairs rising to the first floor.

The 18'10" sitting room is a wonderfully light space thanks to its large picture window and features a fireplace with a wood-burning stove. An opening leads through to the generous 28'11" kitchen/dining room, also bathed in natural light from both a window and a glazed door

opening onto the rear garden. A practical utility room with plumbing and boiler housing leads to a single-skin rear porch providing garden access.

Upstairs, the converted attic offers two versatile rooms measuring 24'5" and 11'3" respectively, along with a cloakroom. These adaptable spaces could serve as an additional bedroom, a playroom, or hobby areas depending on your needs.

Additional Information:

Lapsed planning permission for a kitchen extension (Cotswold District Council, Application: 19/02156/FUL).

Restrictive covenants dating from 1970 – please ask the agent for details.

Parking for two vehicles on site.

Gas central heating boiler fitted in 2023 and a wood burner.

Ofcom: Superfast broadband available; mobile coverage good both indoors and outdoors.





Asking price
£565,000

- Three Bedrooms
 - Sitting Room
 - Kitchen/Breakfast Room
 - Shower Room & Bathroom
 - Home Office
 - Parking
 - Generous Garden
 - Lapsed planning permission for kitchen extension
 - CHAIN FREE
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WITHIN EASY REACH...

Siddington 0.7 miles
Cirencester Market Place 1.9 miles by car (1.4 miles on foot).

Swindon 17.2 miles
Kemble Train Station 5.3 miles

Outside

For families or keen gardeners, the gardens are sure to delight. Divided by hedging into two charming areas, the level and enclosed grounds – measuring approximately 0.13 of an acre in total – are mainly laid to lawn. The section directly behind the kitchen features a gravelled terrace, ideal for outdoor entertaining and summer dining. A gated path leads around the back of the property to one of the two parking areas. The larger area of garden is planted with a selection of fruit trees, and includes a wooden shed, a chicken pen, a generous stretch of lawn, offering a wonderful blank canvas for the next owners to create their dream space – whether that's a vegetable garden, a children's play area, or a tranquil retreat.

Situation

Cherry Tree Drive is located on the edge of the village of Siddington, just a short distance from the bustling market town of Cirencester. The village offers a strong sense of community with amenities including The Greyhound pub, a village shop and post office, and a local primary school, with many more schools available in and around Cirencester. The surrounding Cotswold countryside provides plenty of opportunities for scenic walks and cycling, while the nearby Cotswold Water Park offers a range of leisure and water-based activities. For commuters, Kemble train station is just a few miles away, providing direct links to London Paddington.



Approximate Gross Internal Area = 161.1 sq m / 1734 sq ft
 Shed = 18.0 sq m / 194 sq ft
 Total = 179.1 sq m / 1928 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249032)



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Useful Information

Tenure: Freehold

Postcode: GL7 1PJ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District. Council Tax Band E and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

