

richard  
james



## *260 Stratton Heights*

Cirencester, Gloucestershire, GL7 2RW

Offers in excess of  
**£ 385,000**



# Stratton Heights

'The Cotswolds' | Cirencester

Council Tax Band - C | EPC Rating - C

 4  2  1

Situated within the desirable Cotswold village of Stratton in Cirencester, this spacious four-bedroom semi-detached home presents an excellent opportunity for families, investors, or those seeking a property with accessible/levelled granny annex. Positioned on a pleasant corner plot, the property benefits from a garage, private driveway parking for two vehicles, and planning approval (now lapsed) for a single-storey side extension.

Internally, the ground floor comprises a spacious living room leading into a well-proportioned kitchen with ample worktop and storage space, along with a versatile fourth bedroom and an adjoining wet room – ideal for guest accommodation or multi-generational living. Upstairs, the first floor hosts three additional bedrooms and a family bathroom, arranged around a central hall.



**James Sargeant**  
Sales Negotiator

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Scan here



Previously operated as a rental property, this home has benefitted from regular Gas and Electrical Safety testing, as well as consistent maintenance, offering peace of mind to prospective buyers.

Located in the heart of Stratton, this home provides convenient access to local amenities, excellent schools, and the vibrant market town centre of Cirencester. With its sought-after position, practical layout, and future potential, this is a rare opportunity not to be missed.

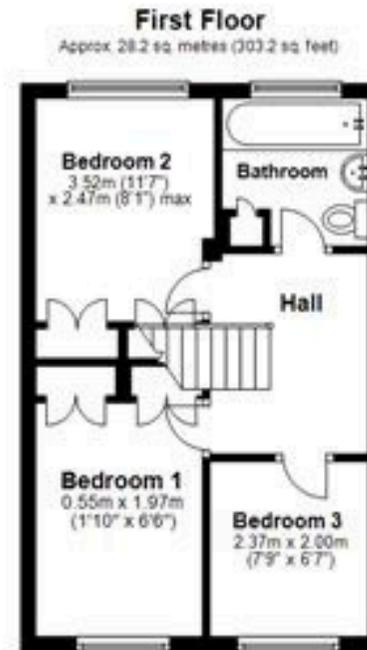
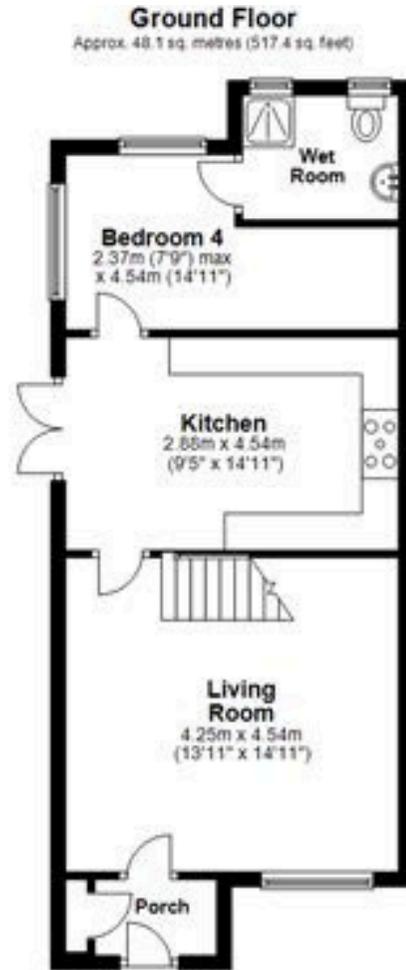
Stratton is a highly sought-after area on the northern edge of Cirencester, offering a village atmosphere with excellent amenities including a local pub, shop, and primary school. It provides easy access to the A417/A419 and is close to Kemble station for direct trains to London. With nearby green spaces, top-rated schools, and a strong community spirit, Stratton is ideal for families and professionals seeking a peaceful yet well-connected Cotswold lifestyle.



#### Key Features:

- Four bedrooms across two floors
- Garage and driveway parking for two cars
- Planning approval (now lapsed) for a single-storey side extension
- Corner plot position in highly regarded Stratton
- Regularly tested and maintained ex-rental property
- Walking distance to local amenities and Cirencester town centre

FREEHOLD  
Gas Central Heating  
Mains Electricity, Gas, Water & Drainage  
NO ONWARD CHAIN



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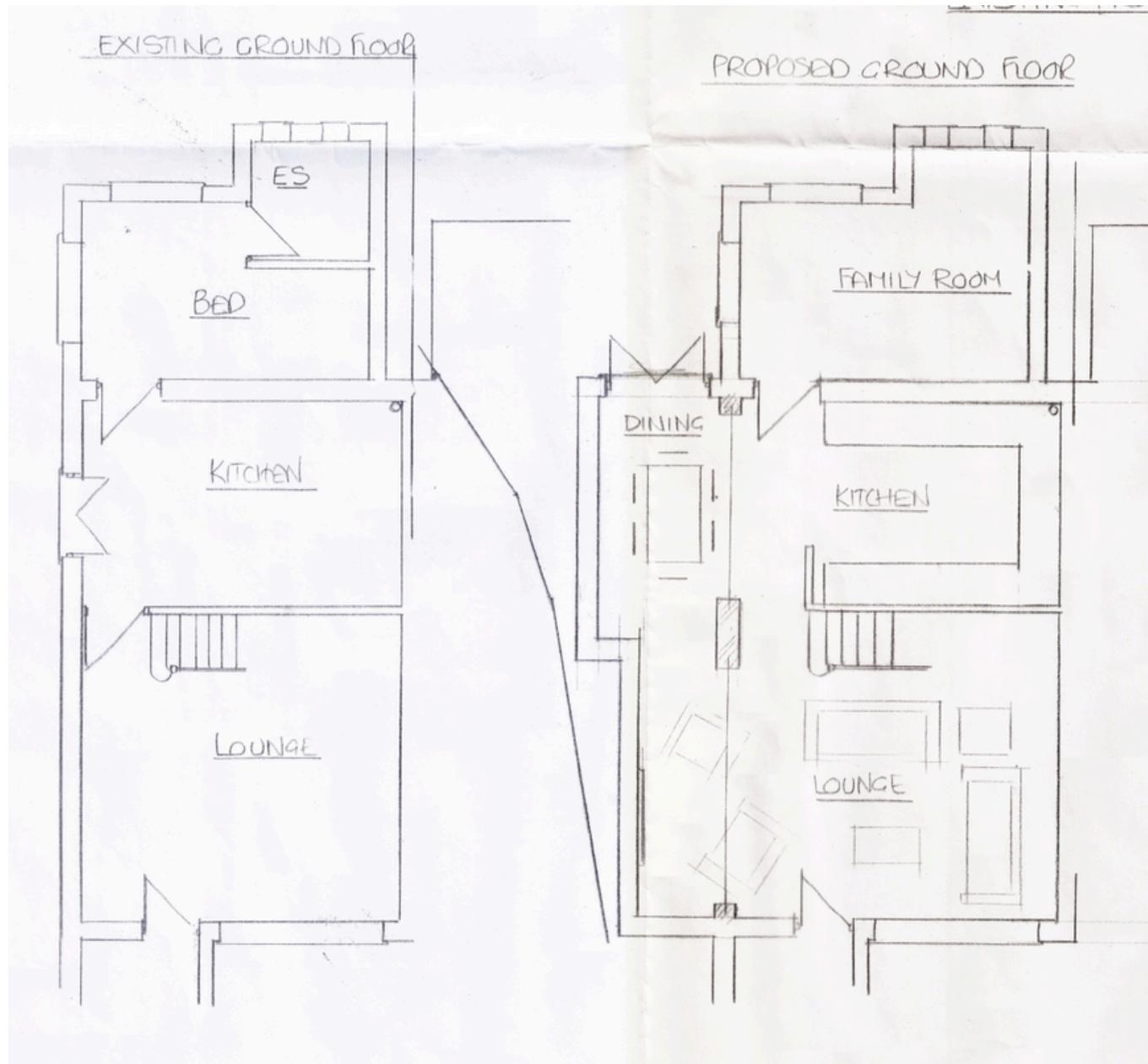
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