





70 Watermoor Road, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 1LD or call the office at any time for detailed directions from your location.

Summary

A characterful four bedroom period home in one of Cirencester's established older streets, offering far more space and practicality than first impressions might suggest. With Cotswold stone features, exposed beams, a generous kitchen/dining room, enclosed garden, garden cabin and an unusually large rear garage, this is a proper town home with charm, flexibility and everyday convenience all wrapped into one.

Step inside

There is a lovely sense of character from the moment you step inside, with the front door opening into the living room where Cotswold stone, painted beams and a feature fireplace set the tone. This is a home with history and personality, but also one that works well for modern life.

The living room includes an entrance area with stairs rising to the first floor and a useful cupboard beneath, before leading through to the kitchen/dining room at the rear. This is a generous everyday space with room for a large table, plenty of storage, appliance space and double doors opening directly out to the garden.

On the first floor there are two bedrooms and a family bathroom. The main bedroom benefits from an ensuite shower room and has built-in storage, a feature fireplace, and more of the character that runs through the house. The top floor then adds two further bedrooms, giving the property real flexibility for family living, guests, working from home or a mix of all three.

Step outside

The rear garden is a real plus, particularly for such a central and accessible town location. It is enclosed, private and arranged with a patio area and lawn, creating an easy space to sit out, entertain or enjoy a bit of greenery without feeling high maintenance.

At the end of the garden is a garden cabin with power and plumbing, offering further useful space and potential for hobbies, work or storage. Beyond this, and very unusually for a property of this type, there is a large garage accessed from the rear. This provides excellent storage and parking, which is a significant advantage in this part of town. There is further parking available at the rear of the property.

Area insight

Watermoor Road is one of Cirencester's established older routes with St Michael's Park nearby, amenities close at hand, the town centre within easy reach and straightforward access to the ring road, this is a setting that gives you proper everyday convenience as well as a genuine connection to Cirencester. Cirencester itself is one of the Cotswolds' most desirable market towns, loved for its mix of independent shops, cafes, restaurants, schools, green spaces and beautiful period architecture. The town has a genuine sense of community, with regular markets, strong local events, excellent sporting facilities and the open space of Cirencester Park all helping to make it such a popular place to live.

For those needing to travel, the location also works well. The ring road gives straightforward access towards Swindon, Cheltenham, Gloucester and the wider road network, while Kemble Station is only a short drive away and offers mainline rail services towards London Paddington. It is this mix of town life, Cotswold character and practical connectivity that continues to make Cirencester such a strong choice.

Viewing

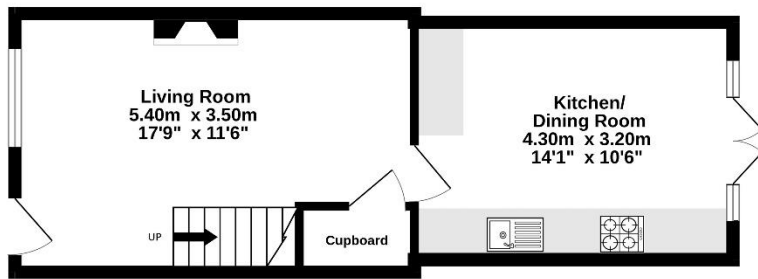
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

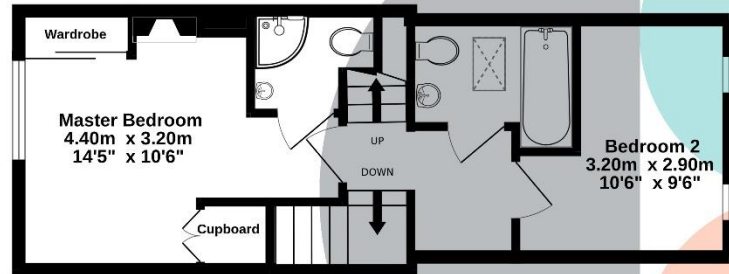
Agents Note

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.

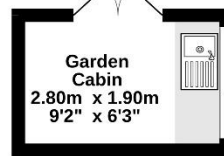
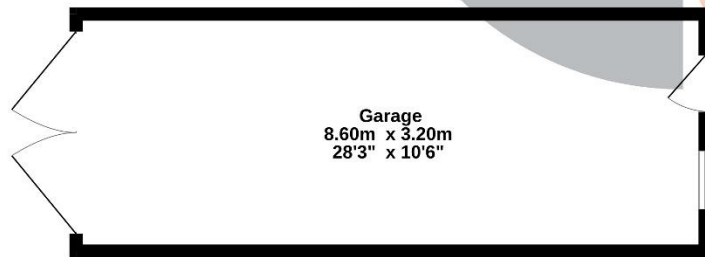


1ST FLOOR

2ND FLOOR



GARAGE



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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