



APARTMENT 1, LAUREL GRANGE

SIDDINGTON PARK, GLOUCESTERSHIRE

Cirencester 2.5 miles, Swindon 17 miles,
Cheltenham 18 miles, Oxford 36 miles,
Kemble Station 4 miles
(London, Paddington from 65 minutes)
(All distances and times are approximate)

An exceptional apartment in an exclusive retirement village

Ground Floor: Entrance Hall • Dining Room
Sitting Room • Kitchen Living Room • Cloakroom

First Floor: Main Bedroom with Bathroom
Guest Bedroom 2 with Shower Room
Bedroom 3/Dressing Room • Study • Utility Room

Outside: Allocated Parking

For Sale Leasehold

Butler 
Sherborn

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DESCRIPTION

Originally two properties, the current owner has combined them to create a sensational apartment arranged over two floors finished and fitted to the highest standard throughout. The living space, which totals over 3,500 sq ft is beautifully furnished and accessed from an entrance hall with storage and cloakroom, leading to a superb 41ft kitchen living room which is complimented by a generous reception room with seating and dining areas. A lift has been installed to the first floor with a spacious landing leading to a luxurious bedroom suite and adjoining bathroom. The guest bedroom has an adjoining shower room, and the third bedroom is currently used as a dressing room. A study and utility room complete this floor.

AMENITIES

Siddington Park is an exclusive Rangeford Villages retirement village for the over 60s set in mature landscaped gardens, on the outskirts of Cirencester, the capital of the Cotswolds. The village has been designed with access to superb amenities centred around The Pavilion, which offers exceptional dining and hosting facilities as well as a spa, gym and exercise studio. There is also a cinema for an evening film and trips are arranged courtesy of the village transport.



SERVICES

Mains water, drainage and electricity. Underfloor heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

Community Charges: £25,824 for double occupancy of two flats for the year 26/27.

TENURE

Leasehold. The lease is dated 28th March 2024 for a term of 999 years from 1st January 2022 with a peppercorn ground rent.

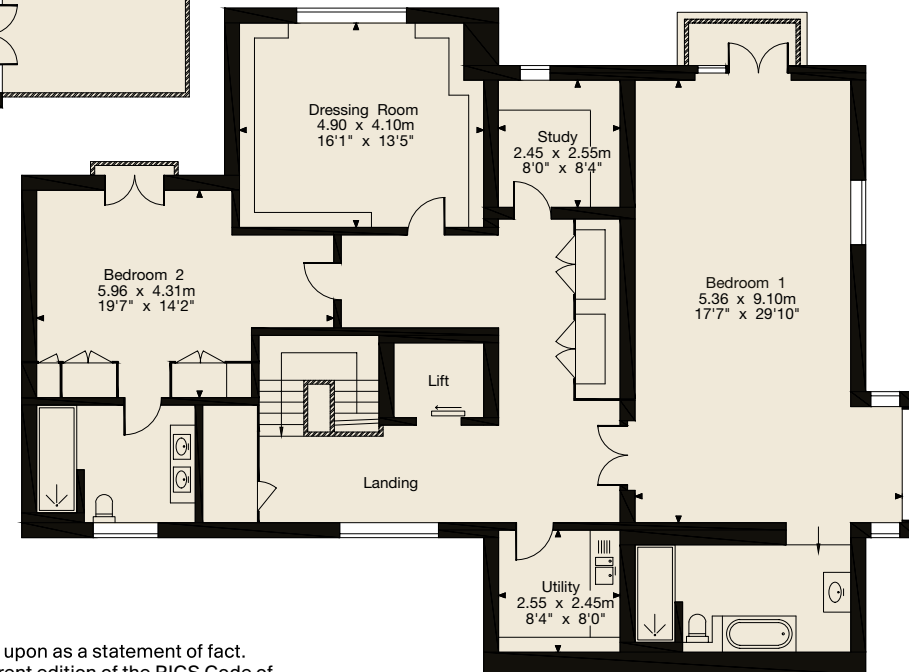
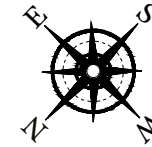
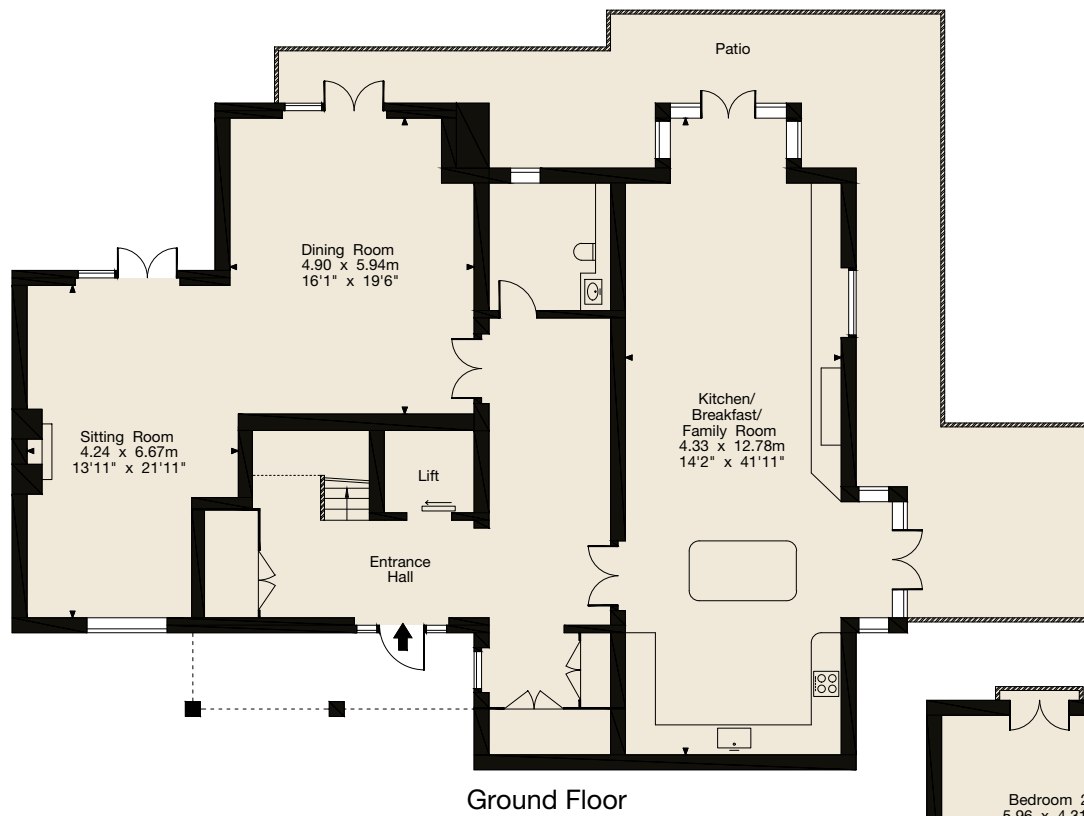
FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Cotswold District Council

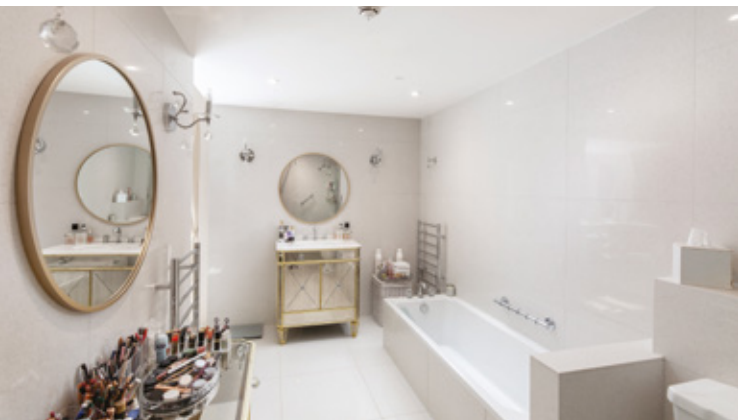




Gross Internal Area (Approx.)
327 sq m / 3,519 sq ft

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

First Floor



COUNCIL TAX

Band H

EPC

Band C

VIEWINGS

Please telephone Butler Sherborn, Cirencester Office
T: 01285 88740 | E: cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 6GL)

From Cirencester Town head onto the A419 signposted Preston and Swindon. Pass the turning for Preston on your left you come to a small roundabout, take the second exit to Siddington Park.

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Sherborn**

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