



Lulworth Siddington Road, Cirencester, Gloucestershire, GL7 1PA
Asking Price £440,000

Cain & Fuller

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Set on a generous and enviable plot along the ever-popular Siddington Road, Lulworth is a beautifully extended three-bedroom family home that perfectly blends space, comfort and lifestyle appeal in the heart of the Cotswolds. Offering a wonderful sense of light and flow throughout, this inviting home is ideally placed for Cirencester's vibrant town centre, excellent schools and the surrounding countryside, making it a superb choice for modern family living. The impressive ground floor extension creates a superb, well-equipped kitchen that forms the true heart of the home—perfect for both relaxed everyday living and entertaining family and friends. A separate utility room and convenient downstairs WC add further practicality, enhancing the home's family-friendly design. To the front, a bright and spacious lounge/dining room provides a warm and versatile living space, ideal for cosy evenings in or hosting gatherings, with plenty of room for both relaxation and dining. Upstairs, there are three well-proportioned bedrooms, two benefiting from built-in storage, offering excellent functionality for family life. A well-appointed family bathroom completes the first floor. Externally, Lulworth continues to impress. The large front garden provides a welcoming approach and generous off-road parking for multiple vehicles—an invaluable feature for busy households. To the rear, a beautifully maintained and fully enclosed garden offers a peaceful and private retreat, perfect for children to play safely, pets to roam freely, or for enjoying outdoor dining and summer entertaining in a tranquil setting. Positioned in a highly sought-after residential area, the property enjoys the best of both worlds—peaceful surroundings with easy access to Cirencester's bustling market town atmosphere, including independent shops, cafés, restaurants and leisure facilities.

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Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Amenities

Siddington road is in a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

Tenure

Freehold

Mobile and broadband

We recommend purchasers go to Ofcom for further details

Council tax

Band C

Viewing

Through Cain and Fuller in Cirencester

Agents note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

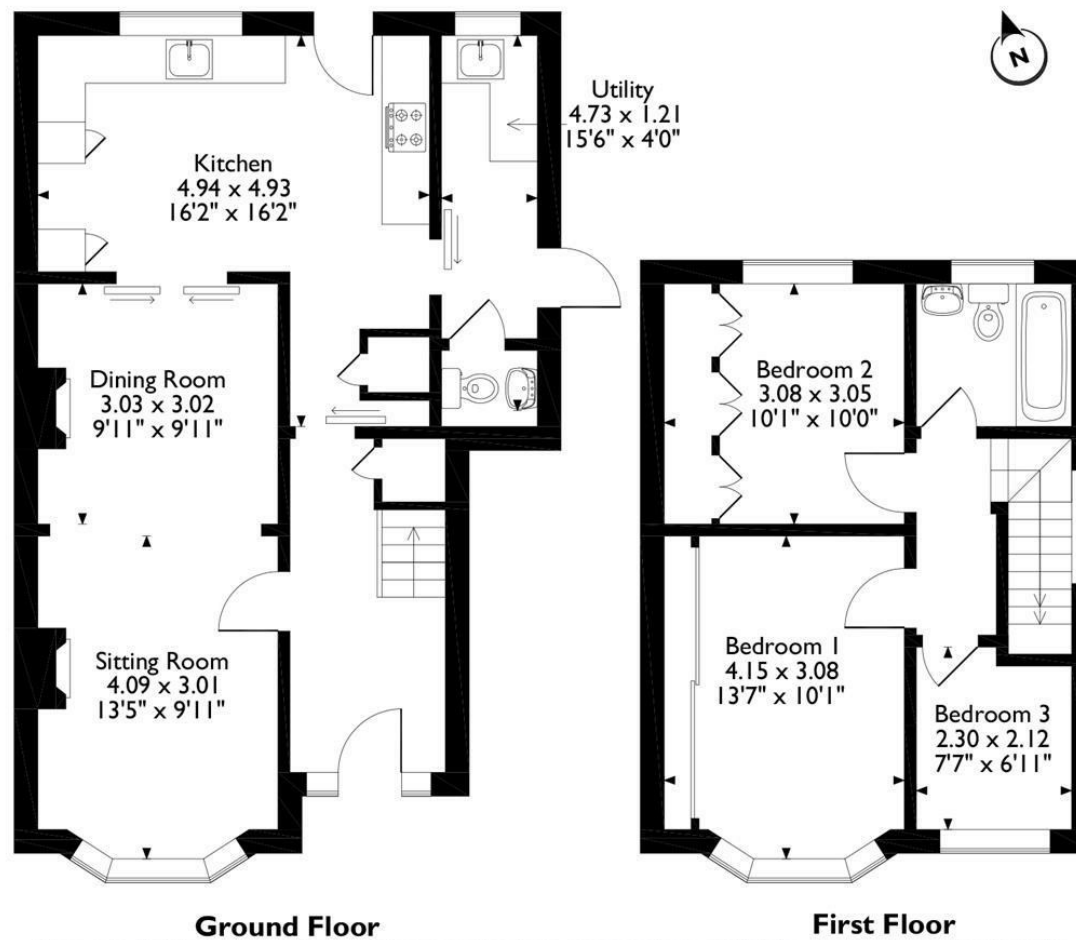
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller





Lulworth, Siddington Road, Cirencester, Gloucestershire
Approximate Gross Internal Area
92 Sq M/ 991 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.