



12 Bowling Green Crescent, Cirencester, Gloucestershire, GL7 2HA
Asking Price £380,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

A superb opportunity to acquire a distinctive extended three bedroom family home located in one of the most sought after area's on the outskirts of Cirencester town close to a range of facilities and amenities including Powell's school one of the towns most favoured primary schools and also benefiting from immediate access to open farmland at the end of Bowling Green Lane a no-through lane. The position of this family home truly gives easy access to Cirencester Market place in under 1 mile and open countryside on the door step. In the recent past the present vendors have refurbished and extended the living space to create a stylish and practical family home presented in excellent condition. Highlights include contemporary wood burner to the dual aspect lounge, a superb contemporary fitted kitchen/Breakfast room with extensive selection of storage and built-in appliances, contemporary family bathroom with bath and shower and large garden room full width to the rear of the house giving additional dining and lounging space with doors leading onto the fantastic family garden. Externally to the front of the house there is parking for three cars and garden leading to the front entrance door. The rear garden is an outstanding feature of the house being mainly laid to lawn with an extensive patio area to the rear of the house. The garden provides a safe and secure environment for small animals or young children. To arrange a viewing on this amazing property call Cain & Fuller the vendors sole agent.

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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

Bowling Green 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.'

Outside

Externally to the front of the house there is parking for three cars and garden leading to the front entrance door. The rear garden is an outstanding feature of the house being mainly laid to lawn with an extensive patio area to the rear of the house. The garden provides a safe and secure environment for small animals or young children

Council Tax

Band C

Viewing

Through Cain and Fuller in Cirencester

EPC

To follow

Mobile and Broadband

We recommend purchasers go to Ofcom for information on broadband and mobile reception.

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.

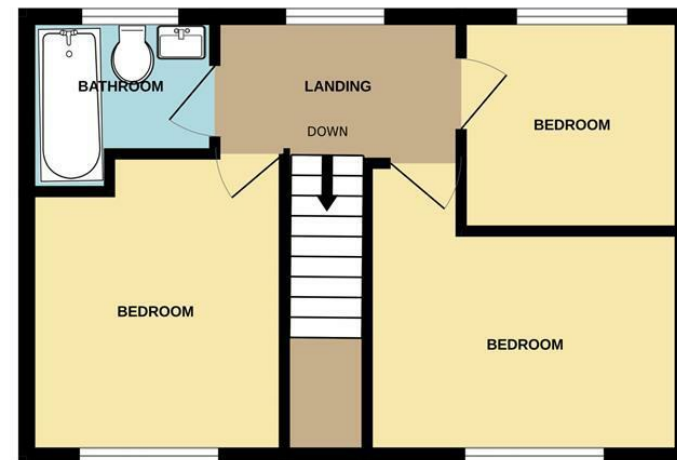




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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