

# 28 GLOUCESTER ROAD



WHITAKER  
SEAGER



## 28, GLOUCESTER ROAD, CIRENCESTER, GL7 2JY

LOCATED IN A CONVENIENT POSITION LESS  
THAN A MILE FROM CIRENCESTER MARKET  
PLACE, LIES THIS CHARMING PERIOD COTTAGE.

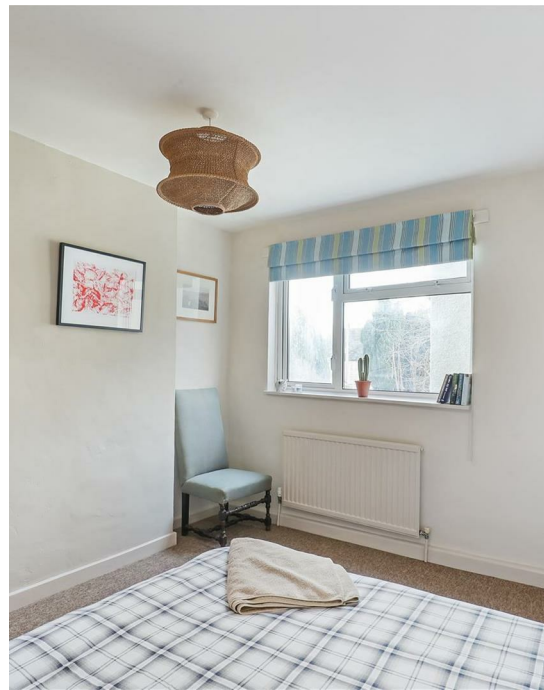
### *The property*

Believed to have originally been used as a shop, this delightful three bedroom cottage has been lovingly transformed into a warm and characterful home. Period features abound, including an open Cotswold stone fireplace and exposed beams, complemented by cosy reception rooms, a contemporary shower room, and generously sized bedrooms.

The front door opens directly into the inviting sitting room, where the stone fireplace provides a charming focal point. Stairs rise to the first floor, while a doorway leads through to the rear hallway and a cosy dining room with a side aspect. From the hallway, doors open to the rear courtyard garden and the kitchen, which is fitted with a range of wall and base units, a single drainer sink, Bosch gas hob with extractor over, and Samsung electric oven, with space for a dishwasher and fridge/freezer.

Upstairs, the landing leads to three bedrooms, two with a front facing view and one overlooking the courtyard to the rear. The family bathroom has been thoughtfully updated, featuring a stylish Hansgrohe shower and a wall mounted vanity unit. This charming cottage offers the perfect blend of character, comfort, and connection to the local community, while being within easy reach of the town centre.

Ofcom reports that the property enjoys access to ultrafast broadband speeds alongside good mobile phone coverage. The property is connected to both the mains drainage system and has gas central heating. There are historic rights, privileges and covenants on the property (please ask agent for further details).





**Guide price**  
**£339,950**

- 22' Sitting Room
- Dining Room
- Kitchen
- Rear Entrance Hallway
- Landing
- Three Bedrooms
- Family Bathroom
- Courtyard Garden
- Views Over Cirencester Park
- On-street Parking

**WITHIN EASY REACH...**

*Ciren Market Place - 0.8 miles*  
*Cheltenham - 15 miles*  
*Gloucester - 17 miles*  
*Swindon - 18 miles*  
*Kemble Railway Station - 6.8 miles*

## Outside

The property enjoys a small rear courtyard garden, ideal for a bistro style dining set and relaxed alfresco dining. In addition, there is gated side access via a pathway shared with the adjoining property at number 26. While there is no private parking, on-street parking is available directly in front of and around the house on a first come, first served basis. Opposite the property, a cycle path and footpath provide convenient access either into town or out towards the surrounding countryside. Excellent dog walking routes are close by, with a public footpath leading to open fields that connect directly with Cirencester Park.

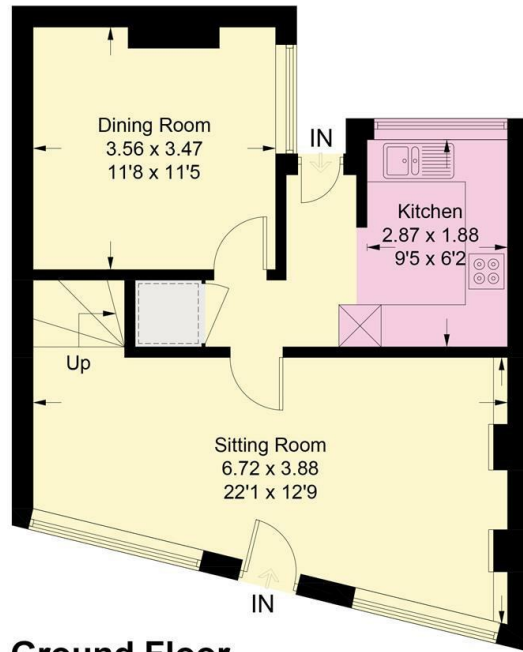
## Situation

Located on the edge of the highly sought-after Stratton area, this home enjoys a peaceful position on the outskirts of Cirencester, just 0.8 miles from the historic market place and its wide array of amenities. Despite its convenient location, the property is perfectly placed for countryside walks, with the picturesque Cirencester Park and nearby water meadows providing idyllic outdoor spaces.

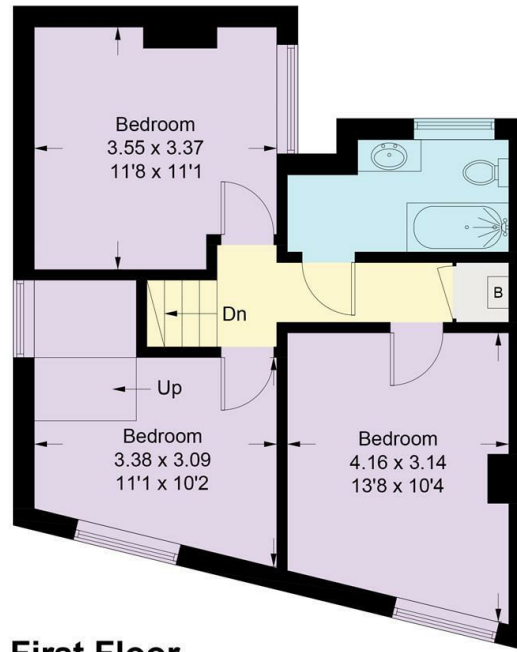
Stratton itself offers a village shop and post office just 160 metres away, two well-regarded primary schools, Stratton C of E and Powells C of E and a selection of local pubs and a hotel. Regular Stagecoach buses run throughout the day between Cirencester and Cheltenham, while Kemble Railway Station provides a direct line to London Paddington.



Approximate Gross Internal Area = 92.0 sq m / 990 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265712)

| Energy Efficiency Rating                           |           |                         |
|--|-----------|-------------------------|
|  | Current   | Potential               |
| <i>Very energy efficient - lower running costs</i> |           |                         |
| (92 plus) <b>A</b>                                 |           | <b>84</b>               |
| (81-91) <b>B</b>                                   |           |                         |
| (69-80) <b>C</b>                                   |           |                         |
| (55-68) <b>D</b>                                   | <b>62</b> |                         |
| (39-54) <b>E</b>                                   |           |                         |
| (21-38) <b>F</b>                                   |           |                         |
| (1-20) <b>G</b>                                    |           |                         |
| <i>Not energy efficient - higher running costs</i> |           |                         |
| <b>England &amp; Wales</b>                         |           | EU Directive 2002/91/EC |



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL7 2JY

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Cotswold District. Council Tax Band C and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

