



22 Kingshill, Cirencester, Gloucestershire, GL7 1DE
Chain Free £480,000

Cain & Fuller

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Cain & Fuller

Number 22 Kingshill is a unique opportunity to acquire a flexible family living space located in a secluded and attractive setting on the edge of Cirencester town within walking distance of a range of facilities and amenities. In the recent past the property has been improved and extended to provide a high specification home which is presented in superb condition by the present vendor. The bungalow benefits from three double bedrooms, a well proportioned lounge with a private aspect onto the rear garden, dual aspect modern well fitted kitchen/diner with selection of appliances and ample space for dining room table. The family bathroom has an easy access walk-in shower with self draining floor, a panel bath and wash basin with WC to side. Through the property there is an excellent selection of storage space and a Utility room with space for washing machine and window to side and additional WC. The bungalow is warmed throughout by a gas fired central heating system which is complemented by uPVC double glazed windows and doors. Externally there are well tended and enclosed gardens which enjoy a high degree of seclusion being mainly laid to lawn with low maintenance borders. To the front of the Bungalow there is a driveway giving off road parking and level access to the entrance door and garden. We recommend early viewing of this well presented bungalow through Cain and Fuller in Cirencester.

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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

Kingshill is 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

Description

Entrance door leads to hallway with access to living areas of the bungalow. To the front elevation there is a light dual aspect kitchen/diner fitted to a good standard with an excellent range of storage and selection of integral appliances. There is ample space for dining room table and pleasant aspects to front and rear gardens. The lounge is located in the heart of the property benefiting from pleasant views into the secluded garden and giving ample space for a good selection of soft furnishing, door leads to the rear hall way. To the rear of the bungalow there are two good sized double bedrooms and a large family bathroom with a modern white suite comprising of walk-in shower enclosure, panel bath, pedestal wash basin and low level Wc. A very flexible room with ladder radiator and large frosted picture window to the side. There is also a useful Utility room giving additional storage and window to side. The third double bedroom is a very flexible room which located at the front of the property currently used as an additional day room by the present vendor with pleasant views onto the open grassed area in the centre of Kingshill. The accommodation is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows and doors.

Outside

Externally there are well tended and enclosed gardens which enjoy a high degree of seclusion being mainly laid to lawn with low maintenance borders. To the front of the house there is a driveway giving off road parking and level access to the entrance door and garden.

Viewing

Through Cain and Fuller in Cirencester

Council tax

Band D

Parking

There is a driveway with parking to the front of the bungalow with level pathway leading to the entrance door and gated side access to the rear garden.

Broadband and mobile

We recommend purchasers go to Ofcom for further details

EPC

Band C

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.

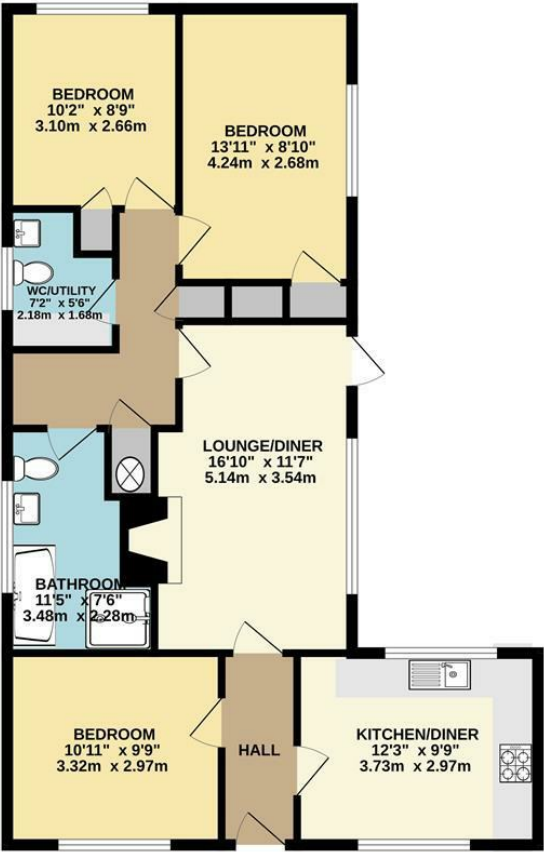
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





22A

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.

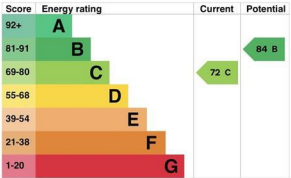


TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.