



Christian  
Benjamin  
PROPERTY



Fry Close, Cirencester, Gloucestershire.

£330,000 Freehold



## 7 Fry Close, Cirencester, Gloucestershire.

### Directions

Please use the postcode GL7 1HX or call the office at any time for detailed directions from your location.

### Summary

Positioned within a peaceful close on the ever-popular Kingshill Meadow development, this attractive Cotswold stone home offers beautifully balanced, modern living just moments from town and green open space.

The property combines a generous layout with a light, dual-aspect living room featuring double doors opening onto the garden, a well-appointed fitted kitchen, two well-proportioned bedrooms and excellent built-in storage throughout. With easy access to local amenities via the nearby footbridge and countryside walks on the doorstep, this is a home that delivers both convenience and calm in equal measure.

### Step inside

A spacious entrance hall immediately sets the tone, offering plenty of space with useful storage and stairs rising to the first floor. A cloakroom sits neatly off the hallway — an essential and practical addition for modern living.

The living room is a real highlight; dual aspect and filled with natural light, it feels both welcoming and generous. Double doors open directly onto the garden, creating an easy flow between inside and out during the warmer months.

The fitted kitchen is smart and functional, offering ample storage and workspace in a layout that works effortlessly for day-to-day life.

Upstairs, the first-floor landing provides additional storage and leads to two good-sized bedrooms, one of which benefits from built in wardrobes. A family bathroom serves both rooms.

### Step outside

The property enjoys a private, low-maintenance rear garden accessed directly from the living room — ideal for morning coffee, summer dining or simply extending the living space outdoors. Enclosed by fencing, the garden offers a secure and manageable space, with gated rear access providing additional practicality.

A car port and further allocated parking space add to the convenience, ensuring off-street parking is both straightforward and secure.

Constructed in attractive Cotswold stone, the home sits neatly within this quiet residential close, giving it a timeless appearance that complements the wider development.

### Area insights

Kingshill Meadow remains one of the town's most sought-after modern developments, valued for its thoughtful layout and strong sense of community. A nearby footbridge provides easy pedestrian access to supermarkets and everyday amenities, making practical errands refreshingly simple.

Within the development itself, a small nature reserve area offers green space and pleasant walks, while heading in the opposite direction allows you to reach the town centre in approximately ten minutes on foot.

It is this combination of peaceful setting, architectural charm and everyday convenience that continues to make this location so consistently appealing.

### Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

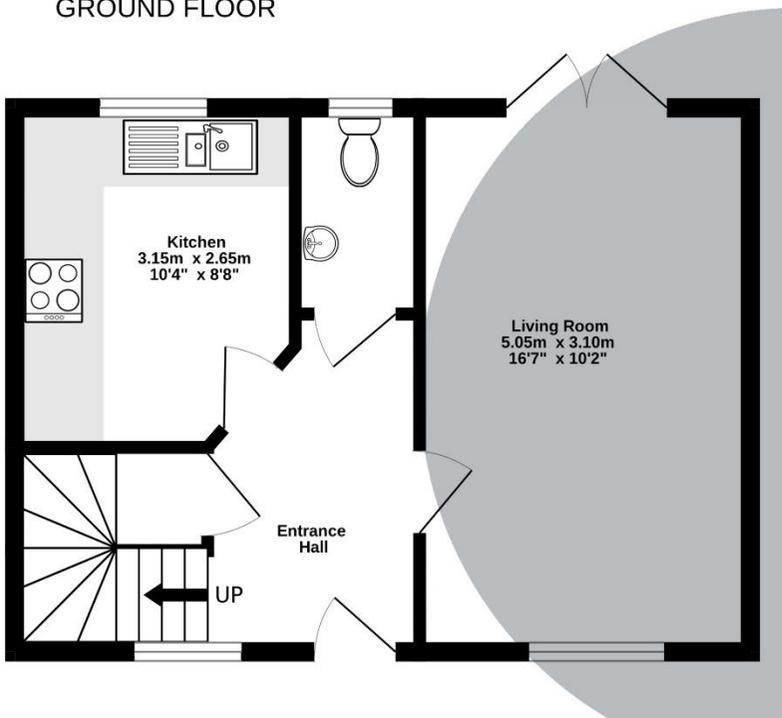
### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

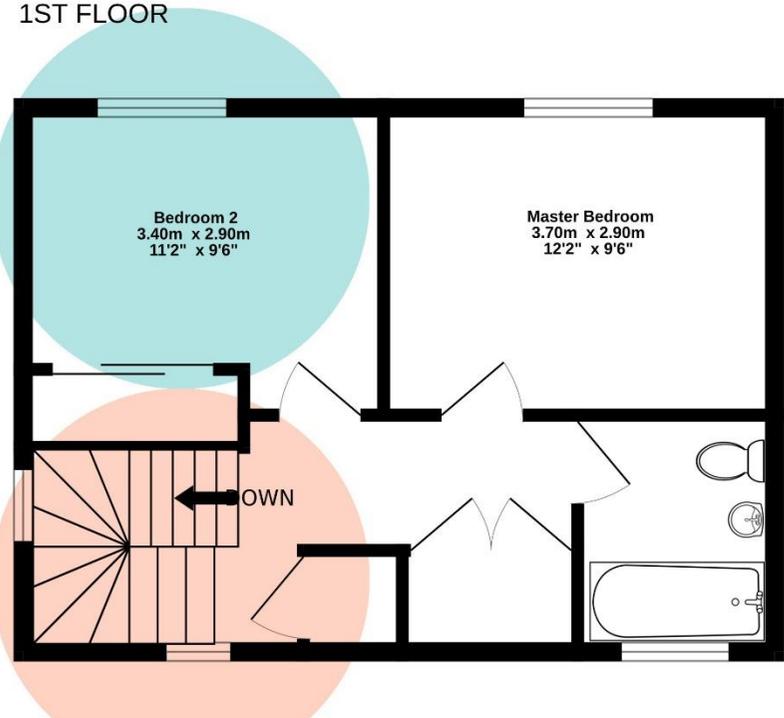
### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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