







## 5, Orpet Place, Cirencester, Gloucestershire.

### Directions

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

### Summary

A well-presented, shared ownership home set within a popular residential development, overlooking communal green space to the front. The property offers spacious and well-balanced accommodation, a private rear garden, and a standout fully insulated outbuilding ideal as a home office, gym or bar. Covered parking and a convenient location complete the package.

### Step inside

The property is entered via a spacious and welcoming entrance hall, featuring stairs rising to the first floor and a useful understairs storage area, along with an additional storage cupboard. Straight ahead, the living room enjoys a pleasant outlook and benefits from double doors opening directly onto the garden, creating a bright and inviting space ideal for both relaxing and entertaining. To the right of the hallway is the generous kitchen/breakfast room, which has been recently refitted to a high standard. The kitchen offers an excellent range of storage units and integrated appliances, while the dining area provides ample space for a family table and features further double doors to the garden, enhancing the sense of light and indoor-outdoor living. The ground floor accommodation is completed by a convenient cloakroom, fitted with a WC and wash hand basin. On the first floor, the landing provides access to all rooms and includes a further storage cupboard. There are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, along with a family bathroom fitted with a suite comprising a bath with shower over, WC and wash hand basin.

### Step outside

To the front, the property enjoys a pleasant outlook over well-maintained communal green space, creating a lovely sense of openness and an attractive approach. Nearby covered parking and further parking space takes care of your parking needs. The rear garden is private and well enclosed, offering an excellent balance of lawn and paved seating areas. The garden is ideal for both everyday enjoyment and entertaining, with direct access from the house making it feel like a natural extension of the living space.

A real standout feature is the insulated outbuilding, perfect for use as a home office, gym, hobby room or bar, providing valuable additional space away from the main house. Further features include a pergola-covered seating area and secure boundaries, making this a practical and versatile outdoor space.

### Area insight

The property is situated within a popular and well-regarded residential development, known for its attractive surroundings and strong sense of community. The outlook over communal green space to the front adds to the appeal, creating a pleasant environment that feels open and welcoming. The area is well placed for everyday amenities, with shops, schools and leisure facilities all within easy reach, while good transport links provide convenient access to surrounding towns and villages. For those who enjoy the outdoors, there are a variety of nearby walks and green spaces, making it easy to enjoy the local countryside. Overall, this is a location that combines practical convenience with an appealing setting, well suited to families, professionals and anyone looking to enjoy a balanced lifestyle.

### Viewing

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

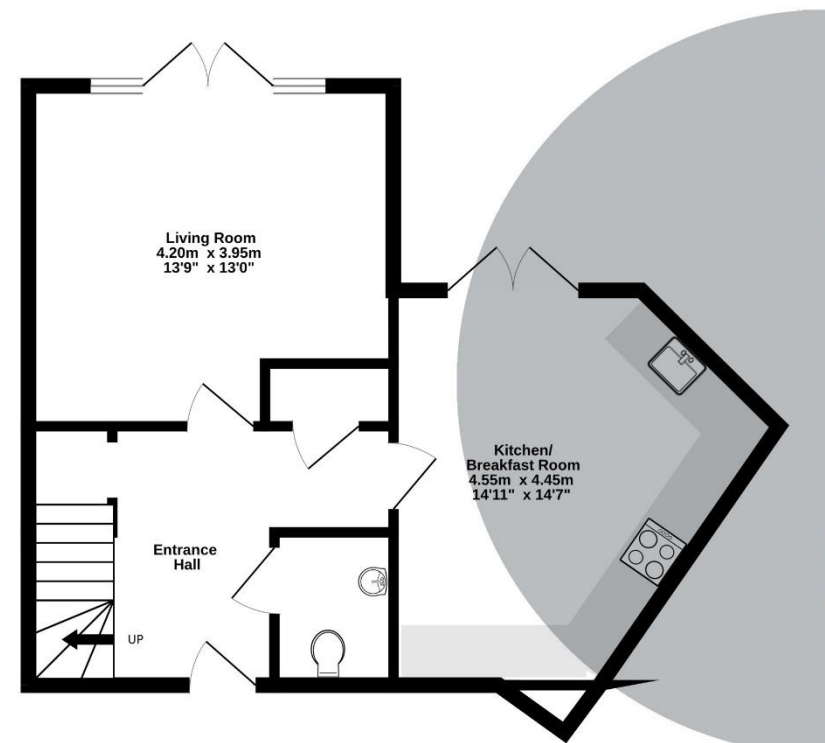
### Additional services

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.

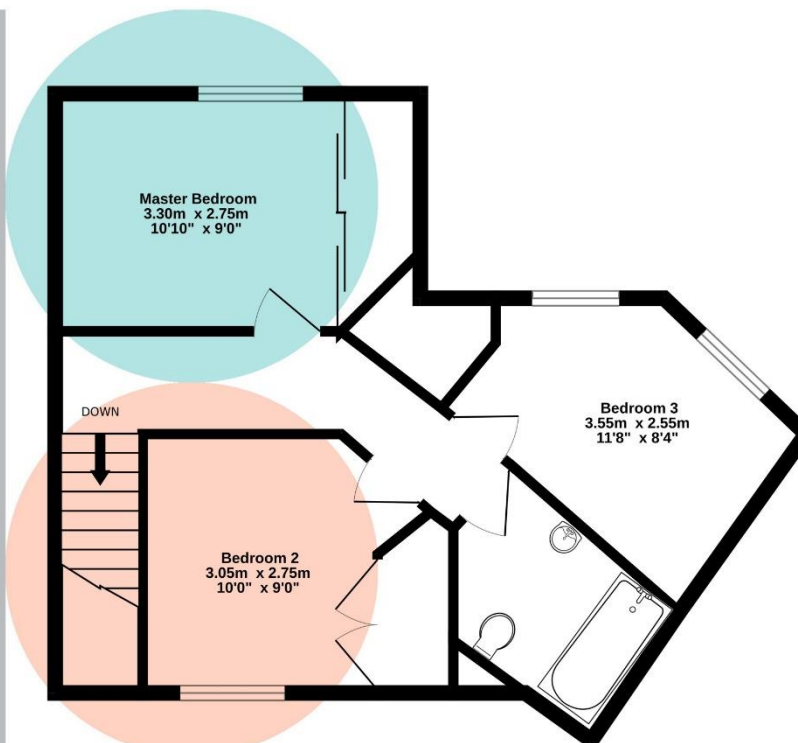
### Agents Note

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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