



**1a Prospect Place, Cirencester, GL7 1EZ**  
**Chain Free £560,000**

**Cain & Fuller**

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**Cain & Fuller**

A unique opportunity to acquire an individual detached Bungalow located within Prospect Place a centrally located and sought after position within the very heart of Cirencester within walking distance of a selection of schools, parks and facilities that the town has to offer. The bungalow is approached down its own gravelled driveway electric gated access which opens out into an oasis of privacy and calm with surrounding secluded gardens which this a truly unique property. The accommodation benefits from a modern kitchen with selection of built-in appliances, modern white family bathroom and en suite shower room off the principal bedroom and useful Utility room with additional storage. There are three well proportioned bedrooms and two main living rooms both of which look onto the private's gardens. The bungalow is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows and doors. A flexible single storey home located within the very heart of Cirencester town we urge early viewing of this CHAIN FREE property through Cain & Fuller the vendors sole agent 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**

Prospect Place 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**

The garden is surrounding the property, laid to lawn with established shrubs and specimen trees. There are established pathways around the property and lead to the parking and detached garage.

## **Single garage and gated driveway**

There is a single garage with parking to the front and side. The bungalow benefits from a long driveway with parking for four cars and electric security gated access which gives the property a great deal of seclusion.

## **Broadband and mobile**

We recommend purchasers go to Ofcom for information

## **Viewing**

Through Cain and Fuller in Cirencester

## **Council tax**

Band D

## **EPC**

D rating

## **Tenure**

Freehold

## **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  
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		