



Gardner Way, Cirencester, Gloucestershire.

Offers in Excess of £480,000

14 Gardner Way,  
Cirencester, Gloucestershire.



### Directions

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

### Summary

A spacious and well-balanced four bedroom family home arranged over three floors, offering a full width kitchen/family room, separate bay-fronted living room and two ensuite bedrooms. Overlooking an area of green within a desirable close, the property enjoys a position that feels open and established, while remaining highly convenient for day-to-day living.

A layout that works as well in reality as it does on paper.



### Step inside

The entrance hall sets a welcoming first impression, with a cloakroom neatly positioned and stairs rising to the first floor. To the front, the living room is a comfortable, well-proportioned space, centred around a bay window that brings in natural light and creates a defined area to relax. To the rear, the house opens out into a full width kitchen/family room, very much the heart of the home. This is a space that has been designed to be used properly, with room for cooking, dining and everyday living all in one place. Doors open directly onto the garden, making it an easy space to spill outside during the warmer months.

The first floor offers three bedrooms, all well-sized and versatile. One benefits from its own ensuite, while two include built-in storage, and a family bathroom serves the remaining accommodation.

The top floor is given over to the principal suite, a standout space with a dual aspect, a defined dressing area with fitted wardrobes, and its own ensuite. Set apart from the rest of the house, it offers a sense of privacy that works particularly well.



### Step outside

To the front, the property enjoys an open outlook across an area of green, something that immediately sets it apart within the close.

There is driveway parking alongside a garage, providing both practicality and additional storage.

The rear garden is enclosed and designed with ease of use in mind, with a combination of lawn and patio creating a space that works just as well for everyday use as it does for entertaining. Gated access adds further convenience.

### Area insights

The property sits within a well-regarded residential close on the edge of town, where the setting feels quieter and more open, helped by the green space directly to the front.

From here, there is easy access into the town centre for shops, schools and everyday amenities, while the surrounding countryside is also close by, offering a range of walks and outdoor space.

It is this balance between convenience and a more relaxed setting that makes the location such a consistently popular choice.

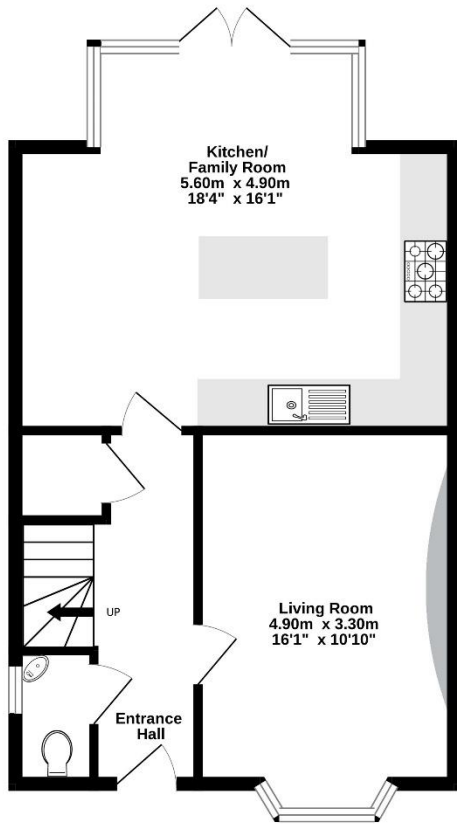
### Viewing

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

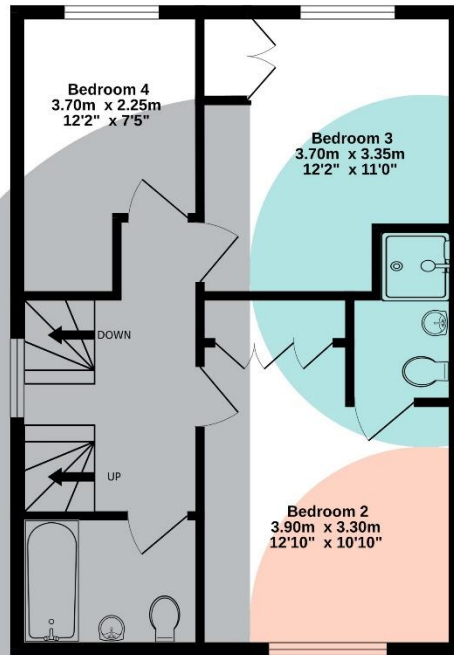
### Agents Note

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.

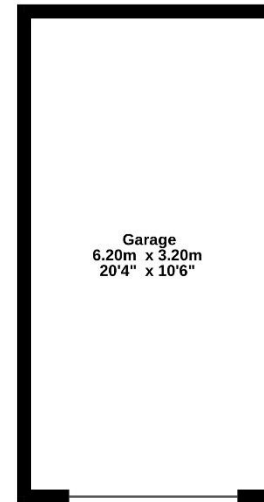
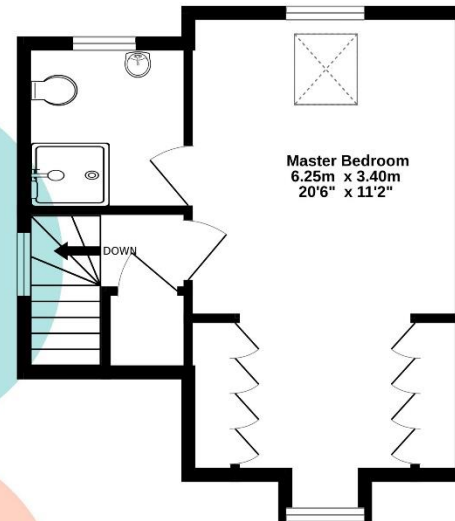
GROUND FLOOR



1ST FLOOR



2ND 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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