



Highfield Lane, Cirencester, Gloucestershire.

£275,000 Share of Freehold



## 4 Chapel Courtyard, Highfield Lane, Cirencester, Gloucestershire.

### Directions

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

### Summary

Tucked away in the wonderfully pretty Chapel Courtyard, this beautifully presented two bedroom home offers charm, privacy and a superb Cirencester setting. With character-style architecture, a first floor layout, elegant living space, two double bedrooms, and a pretty courtyard garden with parking, this is a rare little gem in a spot that feels quietly tucked away while still being brilliantly placed for the town centre.

### Step inside

The property is approached via its own entrance, with stairs rising to the main accommodation on the first floor.

The living room is an elegant and well-proportioned space, with plenty of room for both sitting and dining areas. Soft natural light, generous proportions and a lovely outlook give the room a calm, comfortable feel, while the layout works equally well for day-to-day living, entertaining, or simply enjoying a peaceful space within easy reach of the town.

The kitchen is fitted with a range of storage and appliance space, with a clean, traditional finish that suits the home well. It is neatly arranged and positioned off the living space, making it practical without interrupting the main reception room. There are two double bedrooms, both well presented and both offering flexible use depending on need. The principal bedroom benefits from built in wardrobes, while the second bedroom could work beautifully as a guest room, study, dressing room, or hobby room as required.

The bathroom is attractively finished with a bath and shower over, WC and vanity-style wash hand basin.

### Step outside

One of the real joys of this home is the setting. Chapel Courtyard is beautifully tucked away, with attractive Cotswold-style architecture, mature planting and a real sense of privacy.

The property enjoys its own courtyard-style outside space, thoughtfully arranged with seating areas, planting and a wonderfully leafy feel. It is the sort of area that feels easy to enjoy rather than hard to maintain, with space for morning coffee, a glass of something in the evening, or simply a quiet spot to sit surrounded by greenery.



There are two lockable storage areas and parking, a particularly valuable feature in such an accessible location

### Area insight

Chapel Courtyard sits in a highly convenient Cirencester position, giving easy access to the town's excellent range of shops, cafes, restaurants, pubs and day-to-day amenities. Cirencester is often regarded as the capital of the Cotswolds, and with good reason. It combines historic charm, a thriving market town atmosphere and beautiful architecture with practical modern living.

The town offers a superb mix of independent shops, well-regarded places to eat and drink, lovely green spaces including Cirencester Park, and excellent road links to the surrounding Cotswolds, Swindon, Cheltenham and beyond. For those needing rail connections, Kemble Station is within easy reach and provides services towards London Paddington.

This is a brilliant spot for anyone wanting the character and convenience of Cirencester, but with a tucked-away feel that is increasingly hard to find.

### 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

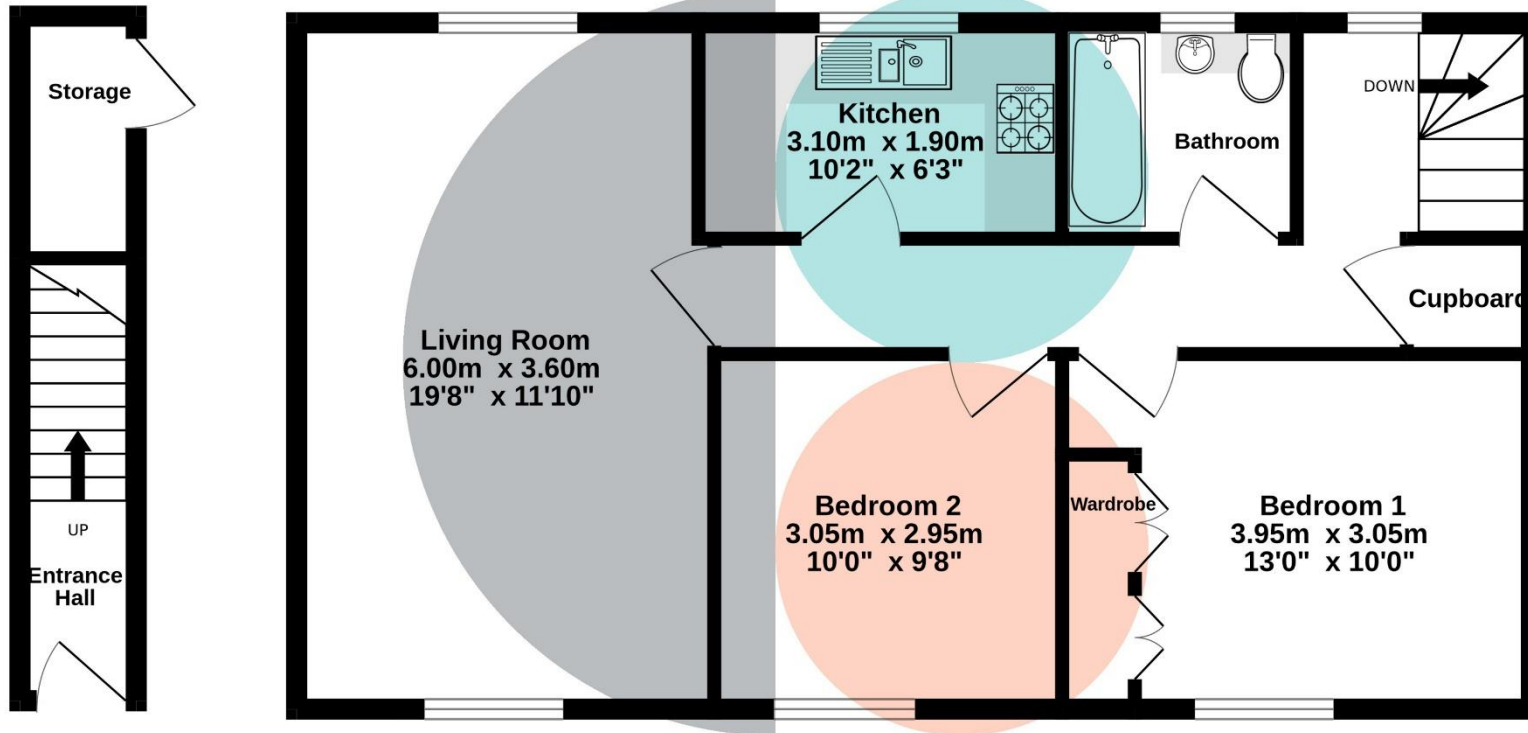
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

01285 885555    01793 750793  
hello@christianbenjamin.property

ChristianBenjamin.Property

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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