





144 Stratton Heights, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 2RL or call the office at any time for detailed directions from your location.

Summary

Flexible, spacious and full of potential, this four bedroom home offers far more than first impressions might suggest. Arranged over three floors, it provides a generous lower ground floor living space, a conservatory opening to the garden, a ground floor bedroom, three further bedrooms and a garage nearby. Set in popular Stratton, close to local amenities, the primary school, Cirencester Park and the town beyond, this is a practical family home with scope to make your own.

Step inside

The property is entered on the ground floor, where the entrance hall gives access to the kitchen, a cloakroom and the ground floor bedroom. The kitchen is fitted with a range of storage and worktop space, with room for appliances and a window to the front. Also on this level is a good size bedroom with built-in wardrobes, offering flexibility as a main bedroom, guest room, home office or additional reception space, depending on how the house is used.

Stairs lead down to the lower ground floor, where the house really opens up. This is a generous and flexible living space, currently arranged with a sitting area and separate dining area around the central staircase. The size and layout make it a brilliant day-to-day family space, with room to relax, eat, work or entertain.

From here, doors open into the conservatory, adding another useful reception area and providing direct access out to the garden. It gives the lower level a lovely connection to the outside space and makes the layout feel much more versatile than many more conventional homes.

On the first floor, the landing leads to three further bedrooms and the family bathroom. Bedroom two is a particularly good size, while bedrooms three and four work well as children's rooms, guest rooms or study spaces. The bathroom includes a bath with shower over, WC and wash hand basin.

Step outside

To the front, the property has an area of garden with a pathway leading to the front door. Neighbouring homes have created driveway parking to the front, which may offer future potential here too, subject of course to any necessary permissions.

To the rear, the garden has been landscaped with ease of maintenance in mind, with a patio seating area and an artificial lawn section arranged over two levels. It is enclosed and provides a useful outside space without being too demanding to look after.

There is gated access to the rear, where a footpath leads to the nearby garage.

Area insight

Stratton is a popular and well-established residential area on the edge of Cirencester, with a strong identity of its own while remaining exceptionally convenient for the town. Local amenities include a shop, post office, pubs, church, Stratton House Hotel and a well-regarded primary school.

The location also works well for access to Cirencester Park, local walks and the wider road network, while Cirencester town centre offers an excellent range of shops, cafes, restaurants, schools and everyday amenities. For buyers wanting space, convenience and a practical family setting, Stratton remains a consistently popular choice.

Viewing

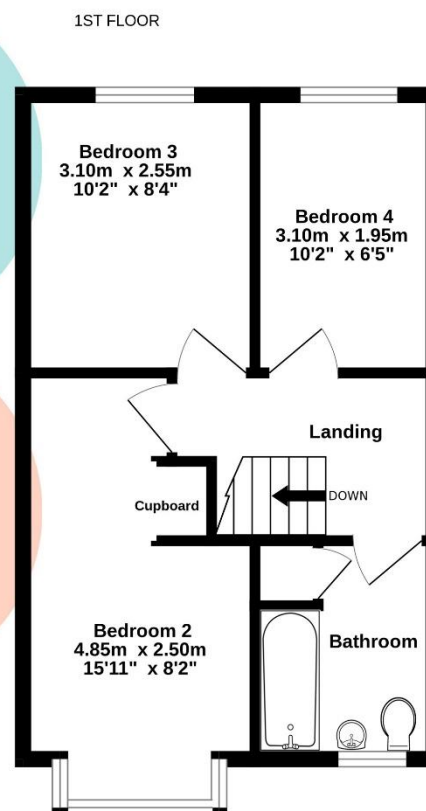
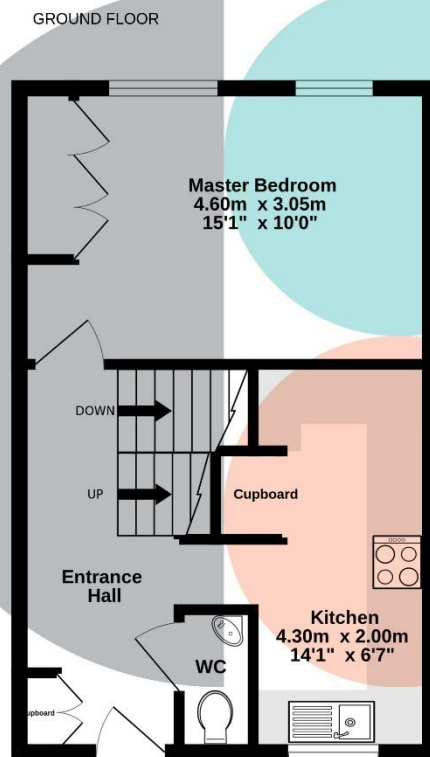
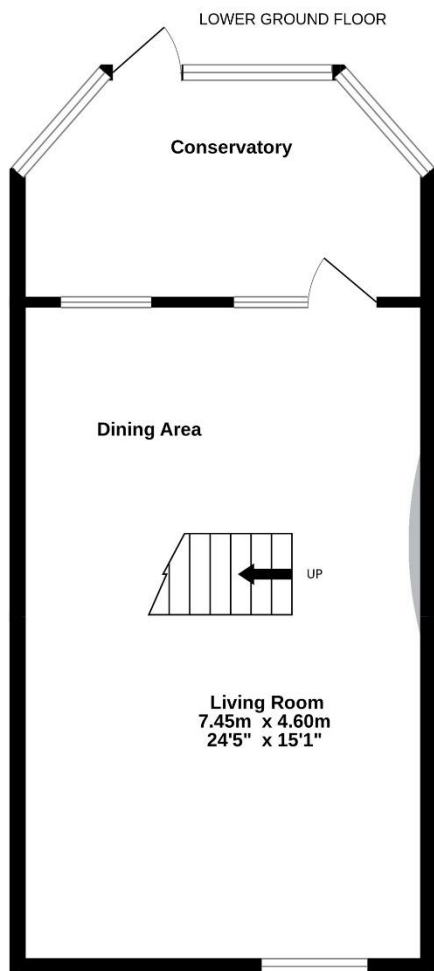
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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.



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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