



Christian
Benjamin
PROPERTY



Martin Close, Cirencester, Gloucestershire.

Offers in Excess of £375,000

6 Martin Close, Cirencester, Gloucestershire.

Directions

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

Summary

A beautifully decorated three bedroom semi-detached home in a quiet Cirencester close, with driveway parking, garage and a wonderfully landscaped and private rear garden. The ground floor offers a welcoming porch and hall, attractive kitchen/breakfast room, generous living room and conservatory, while upstairs are three bedrooms and a well-presented bathroom. A lovely home in a highly convenient spot close to Chesterton amenities, the Amphitheatre and the town centre.

Step inside

The home opens into a useful porch, leading through to a welcoming entrance hall with stairs to the first floor and two practical storage cupboards.

To the right is an attractive kitchen/breakfast room, fitted with a range of storage and appliance space, with room for a table and chairs.

To the rear, the living room is a generous and comfortable space, with a feature fireplace, further storage and plenty of room to arrange both sitting and dining areas if required.

The conservatory extends the living space even further and is a particularly lovely addition, giving a wonderful view over the garden and creating a flexible extra reception area.

Upstairs, the landing leads to three bedrooms and a well-presented family bathroom. Two of the bedrooms include built-in wardrobes, making the layout practical as well as appealing.

Step outside

The front garden has been designed to be low maintenance, with driveway parking and access to the garage. The garage has an up-and-over door to the front and a personal door through to the rear garden.

The rear garden is a real highlight. Beautifully landscaped and wonderfully private, it offers a charming mix of decking, gravelled areas, mature shrubs, planting and a water feature. It feels peaceful, established and full of character, the kind of garden that feels much more secluded than you might expect from the front.

Area insight

Martin Close is a quiet residential close on the western side of Cirencester, well placed for both everyday convenience and access into town. Chesterton has a range of useful local amenities nearby, while Cirencester town centre is within easy reach for shops, cafes, restaurants, schools and leisure facilities. The property is also positioned close to the much-loved Cirencester Amphitheatre and surrounding open space, giving the area a lovely balance of convenience, greenery and town living.

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

Conservatory
3.45m x 2.60m
11'4" x 8'6"

Living Room
4.85m x 4.40m
15'11" x 14'5"

Kitchen/
Breakfast Room
3.35m x 3.00m
11'0" x 9'10"

UP Entrance
Hall

Porch

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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1ST FLOOR

Master Bedroom
4.15m x 2.65m
13'7" x 8'8"

DOWN

Bedroom 2
3.25m x 2.70m
10'8" x 8'10"

Bedroom 3
2.00m x 2.00m
6'7" x 6'7"



