



The Studio Stepstairs Lane, Cirencester, GL7 1LA
Chain Free £250,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

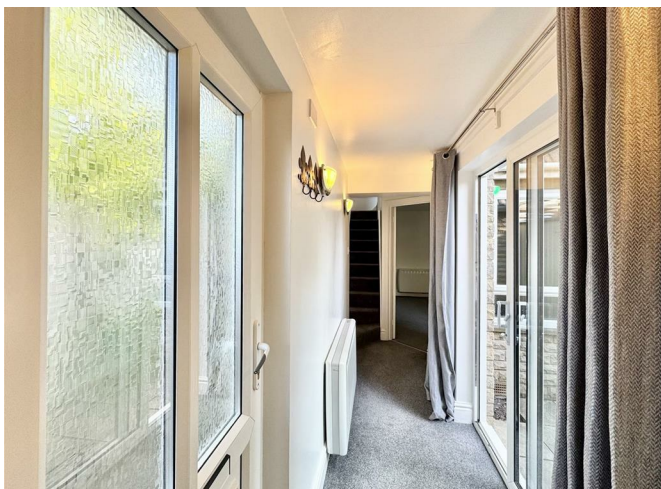
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Cain & Fuller

Nestled in the heart of the historic market town of Cirencester, The Studio is a charming and individual two bedroom home offering a rare combination of character, privacy and modern convenience. Tucked away on the highly desirable Stepstairs Lane, this delightful property enjoys a peaceful setting while being just a short walk from the town's vibrant shops, cafés, restaurants and everyday amenities. Beautifully presented throughout, the accommodation has been thoughtfully updated to create a stylish and comfortable home. The contemporary refitted kitchen is fitted with a range of modern units and integrated appliances, while the refitted family shower room offers a sleek and elegant finish. Two well proportioned bedrooms provide flexible accommodation, ideal for couples, small families, professionals or those looking to downsize. The property further benefits from uPVC double glazing and modern electric heating, ensuring year round comfort and low maintenance living. A particular feature of The Studio is its delightful, secluded courtyard garden, providing a private outdoor space perfect for relaxing, entertaining or enjoying al fresco dining. In addition, the property benefits from the rare advantage of off road parking for one vehicle an invaluable asset in such a central location. Located in the Capital of the Cotswolds, Cirencester offers an excellent range of independent boutiques, cafés, restaurants and leisure facilities, together with highly regarded schools and excellent transport links, including nearby Kemble station with direct rail services to London Paddington.

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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

The Studio 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.'

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

we recommend purchasers go to Ofcom for further details

Tenure

Freehold

Council tax

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.

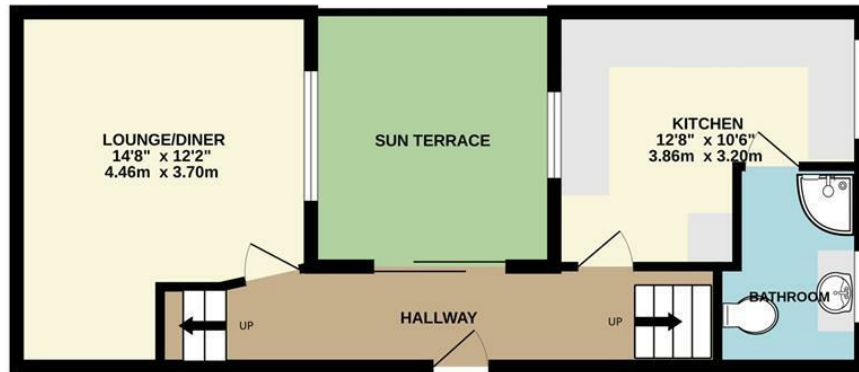
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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

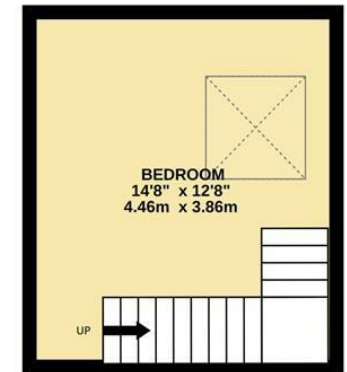
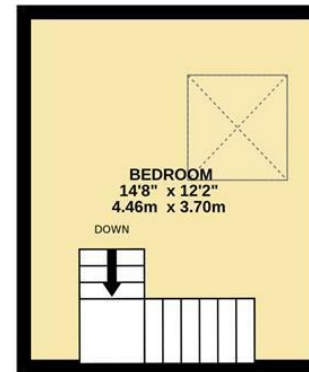




GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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