

**Blue Quarry Road,  
Cirencester, GL7 1AY**



Four spacious and airy bedrooms | Two bathrooms and an en-suite  
Dining room with French doors to the garden | Wood burning stove  
Garage and driveway parking | EPC D

**Offers Over £600,000**

# Blue Quarry Road, Cirencester, GL7 1AY



This is a mature, large and spacious four bedroom detached family home built around 1950. Pleasantly situated overlooking an open green, enjoying a large plot and having a modern extension now providing a very comfortable and well balanced home.

The property is approached into an entrance hall with attractive staircase and adjacent cloakroom. The sitting room is dual aspect, there is a separate dining room which has French doors to the garden and a kitchen/dining room, with under floor heating which is also dual aspect and has a wood burner and a hand painted range of units. A rear hall leads through to a utility room with a door through to the large integral garage.

At first floor level a large landing leads to four well-proportioned bedrooms, the master bedroom is an attractive bedroom with an en-suite contemporary bathroom. The guest bedroom has an adjacent contemporary bathroom with a wet room style shower, there are two further bedrooms and a

family bathroom.

The bathrooms have underfloor electric heating and the property is warmed with a gas central heating system supplying radiators. In addition there are attractive aluminium powder coated double glazed windows.

Approached over a block paved driveway with a wood store and beautifully landscaped and very well-tended private gardens. A high drystone wall provides privacy and seclusion. The gardens are predominately laid to lawn with deep and extensive flower and shrub borders.

## Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.





Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

### **Directions**

Leave Cirencester on the A429 Burford Road turning right at the traffic lights on the A417 towards Fairford. Turn right into Churchill Road, at the T junction turn left onto Whitelands Road, follow the road round until you reach Blue Quarry Road. The property is the first on the left, the gate for the front of the property is situated round the corner on Whitelands Road.

### **Services & Tenure**

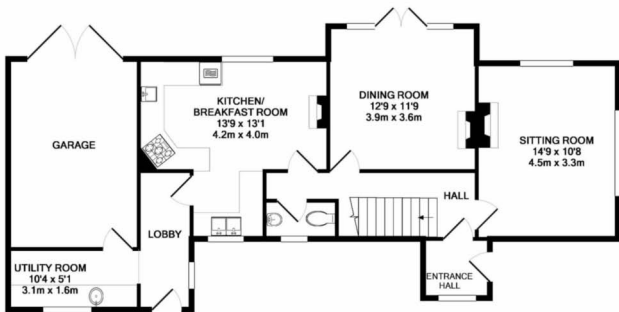
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### **Local Authority**

Cotswold District Council

Ref: CIR3697/MM/61028013





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1685 SQ.FT. (156.5 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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