

**Perry Bishop**  
and Chambers

the agent who keeps you informed

## College View, Cirencester, GL7 1WD



Detached family home with lots to offer | Five bedrooms one with en-suite  
Sitting room with French doors into the garden | Well served by local schools  
Kitchen with separate utility room | EPC D

**£470,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



# College View, Cirencester, GL7 1WD



5 Bedrooms



2 Bathrooms



2 Receptions

A deceptively spacious five bedroom detached family home in a tucked-away cul-de-sac in the ever-popular area of Chesterton that is well-served by a range of amenities and local schooling.

The well-proportioned accommodation is approached into an entrance hall where there are stairs to the first floor. The sitting room has a fitted fireplace with coal-effect gas fire, window to the front and French doors leading to the rear. The dining room has a window to the front and the kitchen has a range of units and integrated appliances, this leads through to the utility room where there is a door to the outside, a door to the cloakroom and a personal door into the garage.

At first floor level the landing leads to five well-proportioned bedrooms with the master having the added benefit of an en-suite shower room. The family bathroom has a white suite and has a shower over the bath.

Outside, to the front of the property there is driveway parking for two vehicles. This leads to a single garage with up-and-over door. The front garden is predominantly laid to lawn. A pedestrian side gate leads to the rear garden that offers a good degree of privacy, is predominantly laid to lawn with surrounding flower and shrub borders and a paved patio.

## Amenities

The market town of Cirencester 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. Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool. Nearby are golf, tennis, riding, football, rugby and cricket.







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

### Directions

From our office in Silver Street turn right into Castle Street and bear left, at the small roundabout go straight over and across the bridge into Somerford Road. At the cross roads go straight across, and take the second turning on the mini roundabout. Follow the road round and take the third turning on the left into the Maples, follow the road around to the end where it bends to the left into College View. The house can be found at the beginning of the cul-de-sac on the right hand side.

### 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

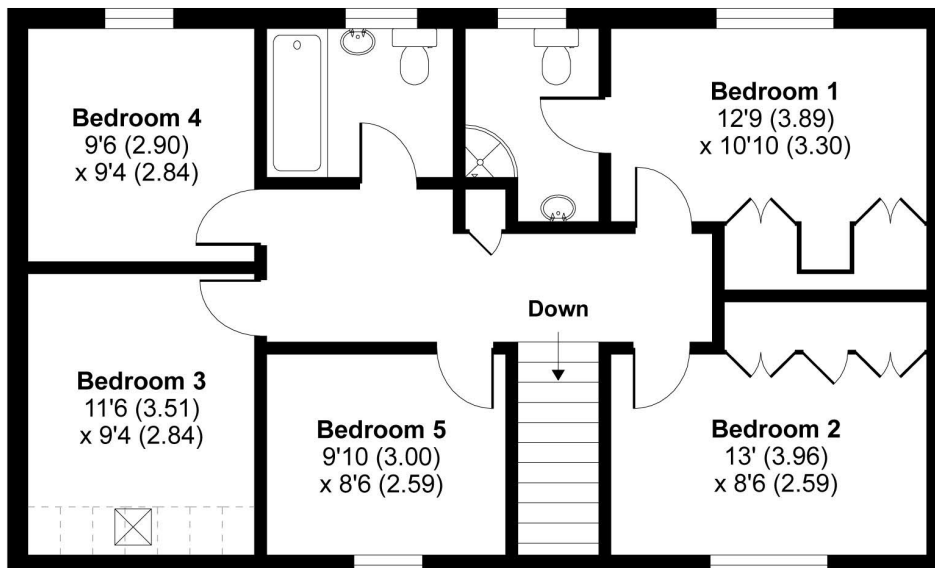
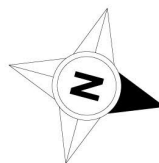
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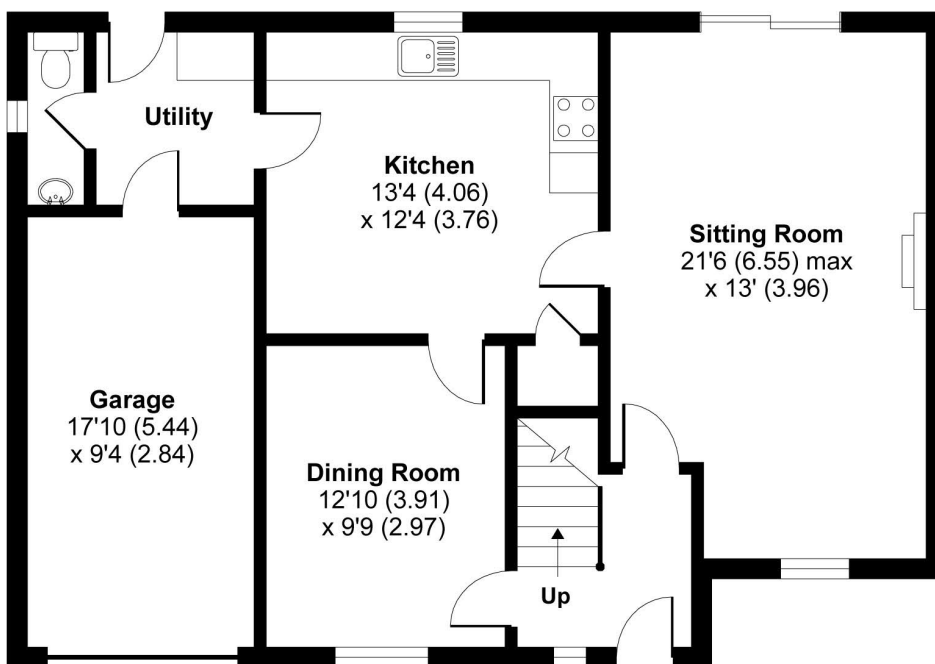
# College View, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1696 SQ FT 157.6 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Denotes restricted  
head height



**FIRST FLOOR**



**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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