

**Ashcroft Road,  
Cirencester, GL7 1QZ**



Delightful stone built home | Three generous bedrooms  
Sitting room with separate dining room | Fitted kitchen  
Large cellar | EPC D

**Guide Price £425,000**

# Ashcroft Road, Cirencester, GL7 1QZ



3 Bedrooms



1 Bathroom



2 Receptions

A beautifully appointed stone built family home, pleasantly positioned in the heart of Cirencester, and close to its amenities and facilities.

This light and airy period home is well-presented throughout and offers a wealth of charm and character. The well-proportioned accommodation is arranged over four floors and is approached into a hallway, which leads through to the dining room where there are stairs to the first floor, a quarry-tiled floor and an archway opening up into the sitting room, with bay window to the front, and a fireplace with fitted wood burner. The kitchen has a range of units with integrated appliances. French doors lead into the garden, it has a window overlooking the rear and the benefit of additional Velux-style lighting in the ceiling. From the dining room a door leads to the cellar, that has been dry lined and would make an excellent play room/study area.

On the first floor the landing has stairs leading to the second floor and the main master bedroom with built-in wardrobes and twin windows overlooking the front. The family bathroom has an attractive claw-foot style bath and separate shower cubicle. On the second floor there are two additional double bedrooms.

Outside, there is a small garden to the front. Pedestrian access leads to the rear garden which is well-enclosed, offering a good degree of privacy, is predominantly laid to lawn with well stocked borders and a paved patio area and a gravelled pathway leading to a shed at the rear.

## 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

From our office in Cirencester, turn right into Castle Street. Bear left at the end of the road into Sheep Street. Keep left and at the mini roundabout turn left into Ashcroft Road where the property can be found 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

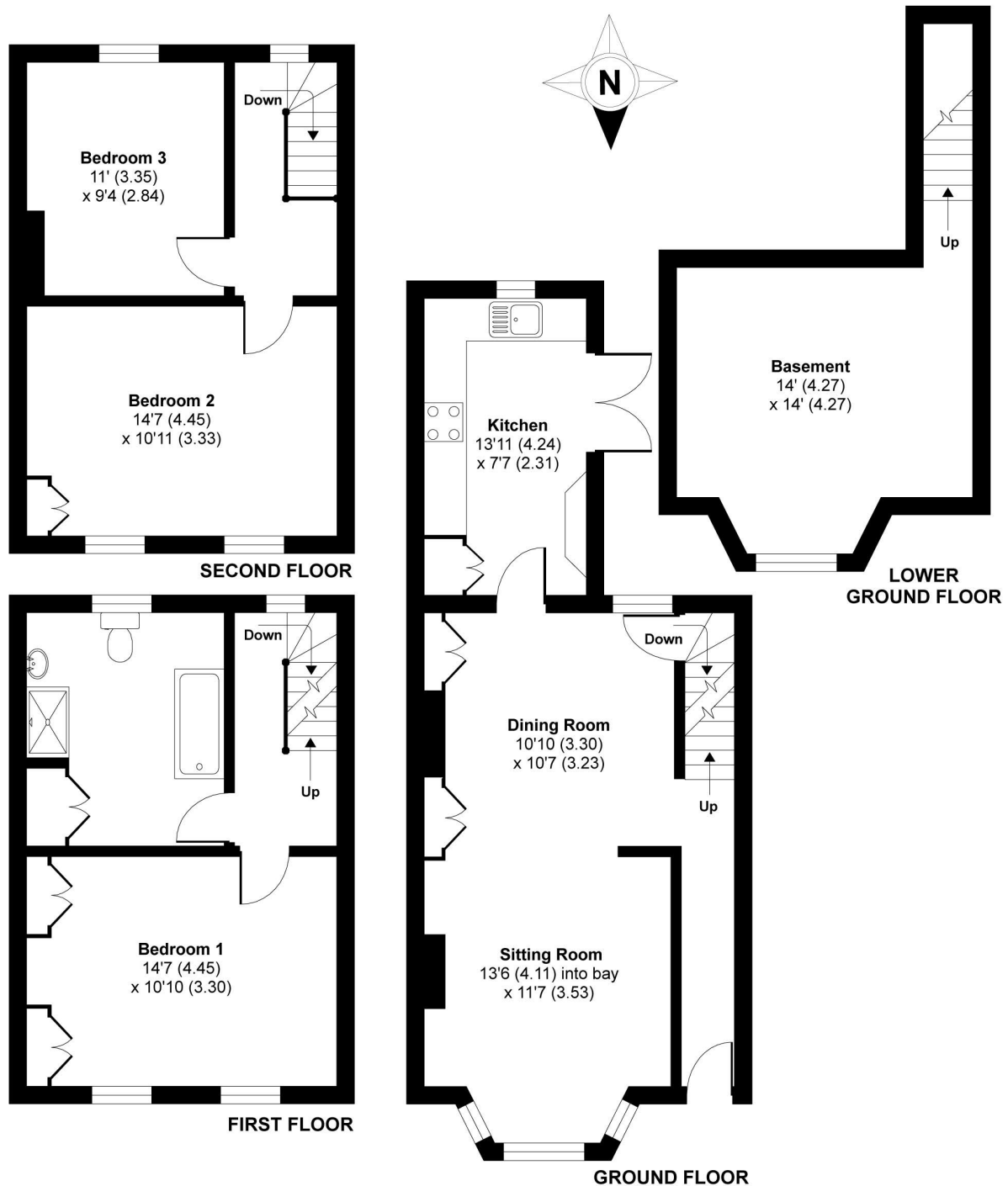
Cotswold District Council

Ref: CIR4034/MM/81022090



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APPROX. GROSS INTERNAL FLOOR AREA 1287 SQ FT 119.6 SQ METRES



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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2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

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