

**Perry Bishop**  
and Chambers

the agent who keeps you informed

## **Savory Way, Cirencester, GL7 1RN**



Four double bedrooms | Double aspect master with ensuite bathroom  
Garage and driveway parking | Contemporary kitchen/diner  
Walled paved garden | EPC B

# **£349,950**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# Savory Way, Cirencester, GL7 1RN



4 Bedrooms



2 Bathrooms



1 Reception

A very attractive and impressive four bedroom three storey family house, very nicely placed, enjoying a pleasant aspect within a recent development on the outskirts of Cirencester.

The property has well proportioned and beautifully presented accommodation approached into a spacious entrance hall, which leads to a cloakroom and lovely light dual aspect sitting room with bay window to the front. There is a very nicely fitted kitchen/dining room with a built-in double oven, gas hob, integrated fridge/freezer, dishwasher and space for a dining table. French doors lead out to the rear garden plus there is an adjacent utility room with a washer/dryer.

At first floor level the dual aspect master bedroom benefits from an en-suite shower room. There is a further double bedroom and modern bathroom, whilst at second floor level there are two further double bedrooms.

Externally, the garden is fully enclosed with a side gate leading to driveway parking and a single garage. In addition the property benefits from UPVC double glazed windows and a gas fired central heating system supplying radiators.

## 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 follow through the Market Place into Dyer Street going straight over the traffic lights onto London Road, go straight over the roundabout and turn right at the traffic lights onto London Road, Continue to the mini roundabout and take the first left. Follow the road turning left into Moss Way. Take the first turning left into Savory Way, and follow the road round to the right, turn right at the end of the road and the house is the last on the left hand side before reaching the square.



### Services & Tenure

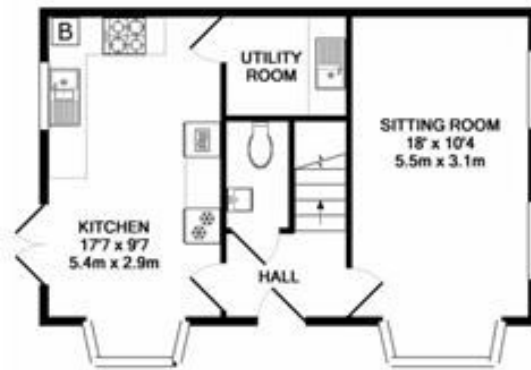
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

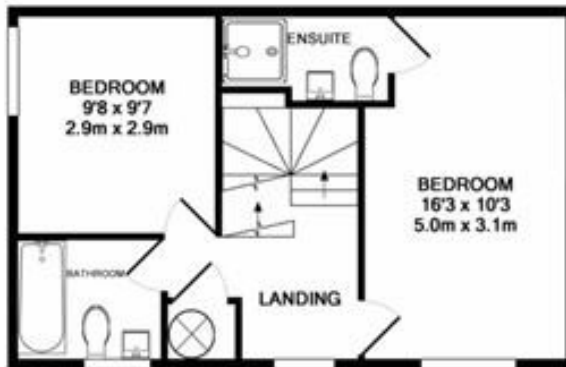
Cotswold District Council

Ref: CIR3933/MM/71028091

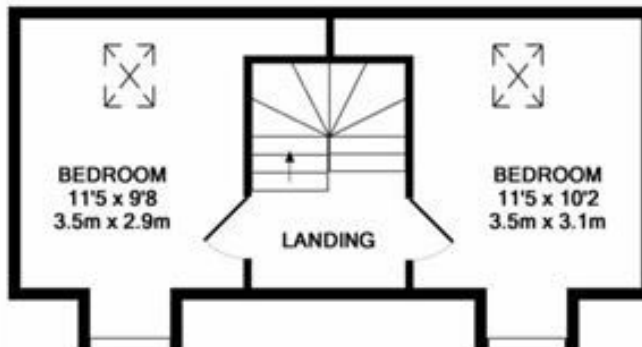




GROUND FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.1 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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