



**156 Partridge Way, Cirencester, Gloucestershire, GL7 1LX**  
**Asking Price £400,000**

**Cain & Fuller**

**14 Dyer Street • Cirencester • Gloucestershire GL7 2PF**

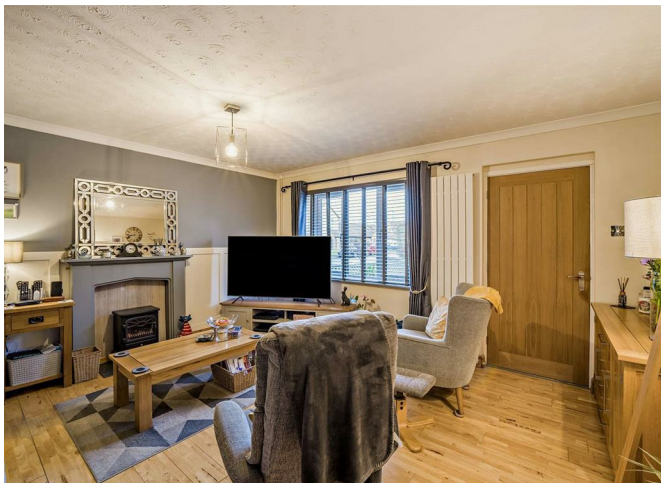
**T: 01285 640604**

**E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)**

**Cain & Fuller**

Nestled in the charming town of Cirencester, this delightful house on Partridge Way offers a perfect blend of comfort and modern living. A extended family home featuring two inviting reception rooms, ideal for both relaxation and entertaining guests, and also the benefit of a downstairs cloak/WC ideal for families. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office. The modern bathroom is a standout feature, complete with both a separate shower and bath, providing a luxurious touch to your daily routine. The rear extension leads to a secluded west-facing garden, perfect for enjoying the afternoon sun and hosting summer gatherings in a tranquil setting. Situated in a private cul-de-sac, this home offers peace and privacy, making it an ideal retreat from the hustle and bustle of everyday life. The property benefits from gas central heating, ensuring warmth and comfort throughout the seasons. Additionally, a single garage and parking space provide convenience for residents and visitors alike. This property is not just a house; it is a place where memories can be made. With its excellent location and thoughtful design, it presents a wonderful opportunity for anyone looking to settle in the heart of Cirencester. Don't miss the chance to make this charming residence your new home. Call Cain and Fuller in Cirencester to arrange a viewing.

**Asking Price £400,000**



## 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

Partridge Way is located a short walk to the town centre 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.

## Outside

To front garden has been blocked paved for ease of maintenance making an ideal entrance to the house. To the side of the house there is a secluded private driveway with parking under a carport in front of the single garage located to the side of the rear garden with gated access.

The rear garden is an outstanding feature of the house benefiting from a westerly facing sunny aspect with a good degree of seclusion, fully enclosed creating a secure space for small animals or young children.

## Mobile and Broadband

We recommend purchasers go the Ofcom for full details.

## Viewing

Through Cain and Fuller in Cirencester

## Single Garage and driveway

Single garage located to the side of the house and garden with parking in driveway to front.

## Council Tax

Band C

## EPC

Band C

## Tenure

Freehold

## 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.

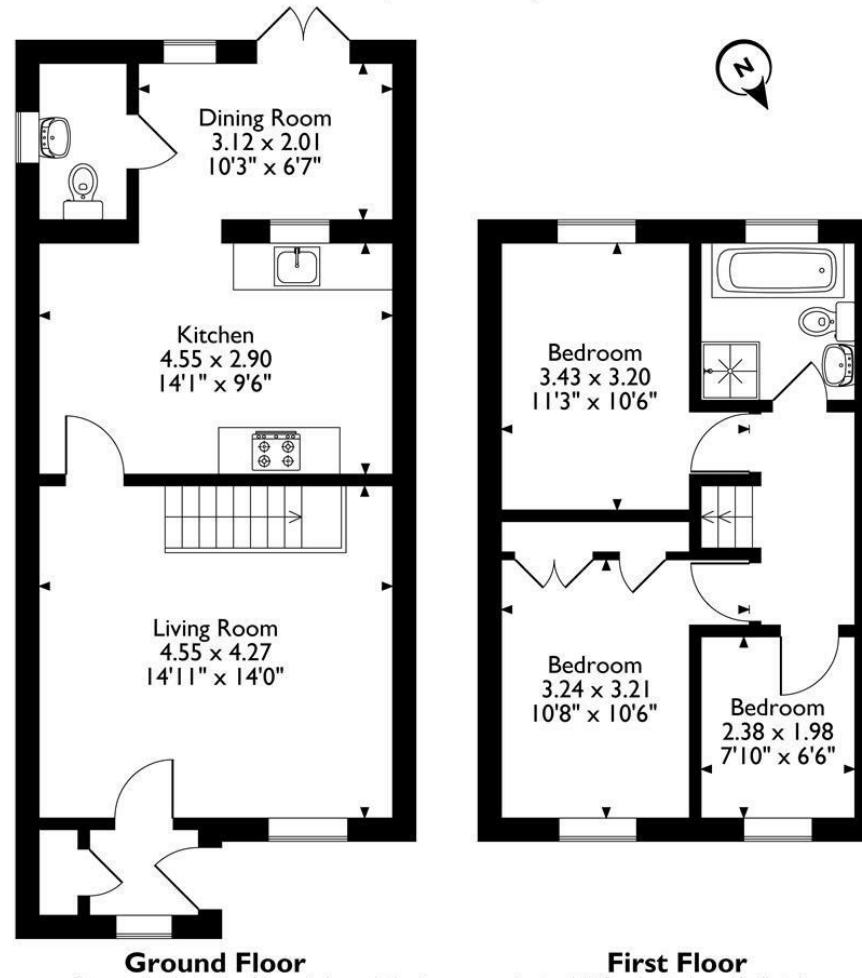
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





156, Partridge Way, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
81 Sq M/872 Sq Ft

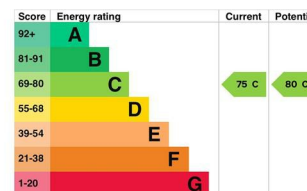


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.