

The Garden House,
Berkeley Road, Cirencester, Gloucestershire



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Land and property. Since 1885.



A substantial and thoughtfully enhanced Cotswold home, combining generous family accommodation with a superb open-plan kitchen, dining and family room created by the current owners.

The Garden House is an attractive detached family home which has been significantly enhanced and thoughtfully reconfigured by the current owners. Their improvements have included the creation of a substantial rear extension, together with a considered remodelling of the ground floor, resulting in a home that is particularly well suited to modern family life and entertaining.

The accommodation extends to approximately 2,763 sq ft, complemented by a useful range of outbuildings and covered parking.

A welcoming entrance hall provides access to the principal reception rooms and staircase to the first floor. The ground-floor layout has been carefully designed to provide a natural flow between the more formal areas of the house and the impressive open-plan living space to the rear.

The sitting room/playroom provides a versatile reception room with a variety of potential uses, whether as a comfortable family room, children's playroom or additional entertaining space. A separate living room provides a more intimate reception area and offers a quieter retreat from the principal family spaces.

The centrepiece of the house is the impressive open-plan kitchen, dining and family room, created as part of the extension undertaken by the current owners. This is a particularly generous and sociable space, designed to accommodate a well-equipped kitchen alongside dedicated dining and relaxed family areas.

The kitchen forms a natural focal point, with extensive fitted cabinetry and a substantial central island providing both preparation space and an informal gathering area. Large areas of glazing bring natural light into the room and create a strong connection with the garden, while the open-plan arrangement makes the space equally suitable for everyday family life and entertaining.

The ground floor also provides a large utility and boot room, offering excellent practical storage and laundry facilities away from the main living areas.

A dedicated study provides an ideal home-working environment, while an additional ground-floor bedroom offers considerable flexibility for guests, older children or those seeking accommodation away from the principal bedroom suite.

A cloakroom completes the ground floor.

First Floor

The first-floor landing leads to four bedrooms, a generous dressing room and two bath/shower facilities.

The principal bedroom is a well-proportioned and private retreat, complemented by a substantial dressing room providing extensive scope for fitted wardrobes and storage.

Three further bedrooms provide flexible accommodation for family and guests, with the layout allowing the rooms to be configured according to individual requirements.

The first floor is served by well-appointed bathroom and shower facilities, providing practical provision for both the household and visitors.

**3,092 sq ft (287.3 sq m) | Prestigious Cirencester Address
Stylish Open-Plan Living | Generous Gardens**

Guide Price £1,350,000

Gardens and Grounds

The Garden House occupies a generous plot with a range of useful external facilities which complement the principal accommodation.

A substantial carport provides covered parking, while a separate bike store and garden shed provide valuable additional storage for outdoor equipment, bicycles and gardening requirements.

A detached workshop provides further versatility and could accommodate hobbies, practical projects, storage or a home-based interest.

The gardens provide an attractive setting to the house, with established planting and areas suitable for outdoor dining, entertaining and family recreation. The arrangement also provides an excellent connection between the principal living accommodation and the outside space.

The combination of the extended house, generous gardens and extensive ancillary accommodation makes The Garden House a particularly versatile property for modern family living.

Postcode region: GL7

Situation

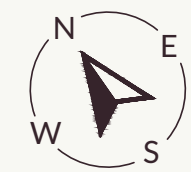
The Garden House enjoys a desirable position on one of Cirencester's sought-after residential roads, within easy reach of the town centre and surrounding Cotswold countryside.

Cirencester, widely regarded as the 'Capital of the Cotswolds', provides an excellent range of amenities, including independent shops, boutiques, cafés, restaurants, pubs and regular markets. The historic centre is centred around the Market Place and the impressive Parish Church of St John Baptist, while the town's Roman heritage is celebrated at the Corinium Museum.

The town is exceptionally well placed for leisure and recreation. Cirencester Park provides extensive parkland and walking opportunities, while the surrounding countryside offers excellent opportunities for cycling, riding and country pursuits. The wider Cotswold Water Park is also readily accessible, providing a variety of watersports and outdoor activities.



Approximate Floor Area = 256.7 sq m / 2763 sq ft
Outbuildings = 30.6 sq m / 329 sq ft
Total = 287.3 sq m / 3092 sq ft (Excluding Eaves & Carport)



For commuters, the property benefits from excellent access to the regional road network. The A417 provides links towards the M4 and Swindon, while routes west connect towards Stroud, Cheltenham and the M5.

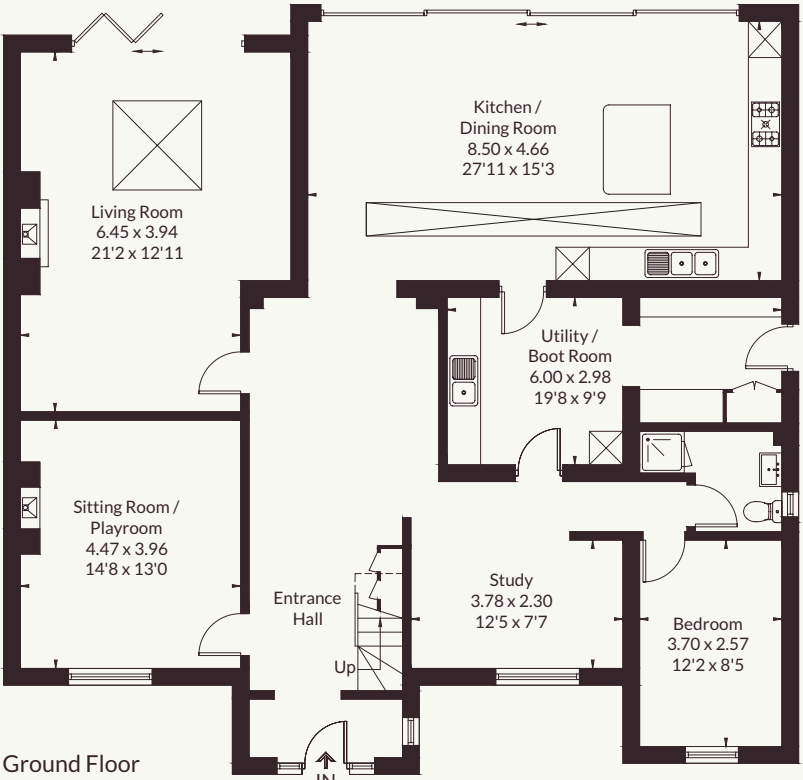
Kemble railway station provides the principal mainline rail connection, with services to London Paddington as well as a number of regional destinations. The journey to London makes the area particularly attractive to those seeking a Cotswold lifestyle without giving up convenient access to the capital.

The area is also well served by schooling, with a selection of primary and secondary schools in and around Cirencester, together with a number of highly regarded independent schools within the wider Cotswolds.

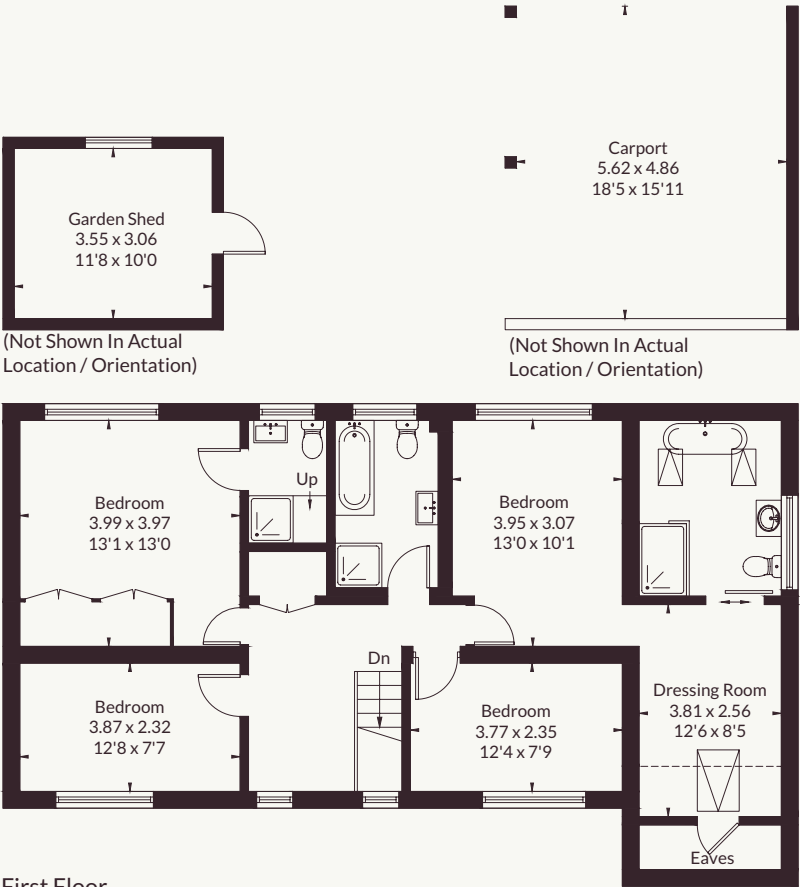
General

Tenure: Freehold
Approximate Internal Floor Area: 2,763 sq ft
Outbuildings: 329 sq ft
Total Area: Approximately 3,092 sq ft, excluding eaves and carport
Council Tax: G
EPC: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Agents Note: The property has been significantly altered and extended by the current owners, including the creation of the large open-plan kitchen, dining and family room and the reconfiguration of the ground-floor accommodation.

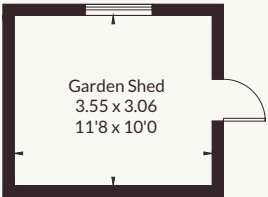
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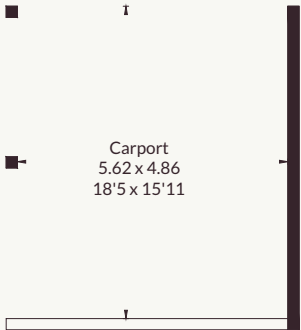
Ground Floor



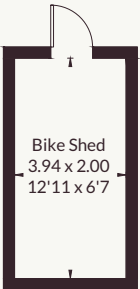
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
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