



4 Stratton Laurels

Gloucester Road, Cirencester, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious and well-appointed Cotswold stone family home with landscaped gardens and a highly versatile garage, ideally positioned close to the amenities of Cirencester.

A substantial detached Cotswold stone residence set within mature landscaped gardens, providing generous and adaptable family accommodation together with a versatile double garage, all within easy reach of Cirencester town centre.



3 RECEPTION ROOMS



4/5 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



SUMMER HOUSE



FREEHOLD



VILLAGE



4724 SQ FT



**O.I.E.O
£1.650.000**



Property Description

4 Stratton Laurels is an impressive detached family home constructed in attractive Cotswold stone and forming part of a small and well-regarded residential development built by Chase Homes. The property occupies a prominent position within a generous plot and has been thoughtfully extended and improved over time, resulting in spacious and flexible accommodation designed to meet the needs of modern family life.

The house is approached through double entrance gates which open onto a sweeping gravel driveway, creating an immediate sense of arrival while providing extensive off-road parking for multiple vehicles. The property is centrally positioned within its grounds, allowing the surrounding gardens to be fully appreciated from the principal rooms.

Upon entering, a welcoming entrance hall provides access to the main living spaces and establishes the sense of scale found throughout the house. The ground floor accommodation is both practical and versatile, offering a range of reception rooms suited to everyday living as well as more formal occasions.

The principal sitting room is a generously proportioned space, ideal for relaxation and family gatherings, while a separate dining room provides an elegant setting for entertaining. A dedicated study offers a quiet and functional workspace, well suited to those working from home or requiring a private office.

At the heart of the house lies the kitchen and dining area, designed to serve as a central hub for family life. This space offers ample room for food preparation, informal dining and day-to-day living, creating a sociable and welcoming environment for both family use and entertaining.

Supporting the main accommodation is a practical utility room providing additional storage and laundry facilities, helping to maintain the efficiency of the household. A separate cloakroom/WC is located off the utility room, together with an additional guest cloakroom, ensuring convenience for busy family living.

The first floor continues to provide generous and adaptable accommodation. The principal bedroom suite benefits from its own en suite bathroom and an adjoining dressing room. This dressing room was previously configured as a fifth bedroom and could readily be reinstated if required, offering flexibility depending on a purchaser's needs.

Three further bedrooms are all well proportioned, several benefiting from en suite facilities, while a separate family bathroom provides additional convenience. The layout is particularly well suited to families, multi-generational living or those wishing to accommodate guests comfortably.





Gardens and grounds

The property is set within an established and carefully maintained plot, with the house positioned centrally to maximise both privacy and outlook. The gardens have been thoughtfully landscaped to provide a balance of open lawned areas and more structured planting, creating an attractive and welcoming environment throughout the year.

To the front, the sweeping gravel driveway provides extensive parking and contributes to the overall sense of space and approach. Mature shrubs and established planting enhance the setting and create a pleasant degree of privacy.

To the rear and sides of the house, the gardens offer a variety of usable outdoor spaces, ideal for relaxation, recreation and entertaining. Areas of lawn provide ample room for family activities, while carefully designed seating areas and planting schemes create sheltered spaces for outdoor enjoyment.

A particularly valuable feature of the property is the substantial detached double garage. This versatile building provides excellent storage and parking and benefits from its own WC facilities, enhancing its practicality for workshop use, hobbies or home working. The garage also offers potential for further adaptation or conversion to ancillary accommodation, a home office or leisure space, subject to the necessary consents.

In addition, the property benefits from the provision for connection to a backup generator, providing resilience and continuity of power supply in the event of outages — a valuable feature for modern family living.

Situation

Stratton Laurels occupies a convenient position on the edge of Cirencester, providing easy access to the town centre while retaining a sense of space and residential calm. Cirencester is widely regarded as the “Capital of the Cotswolds” and offers an excellent range of amenities including independent shops, cafés, restaurants, supermarkets and leisure facilities.

The town is well served by a variety of educational options at all levels, together with healthcare services, sporting clubs and cultural attractions. The historic Market Place hosts regular markets and community events, contributing to the vibrant and welcoming character of the town.

Transport links are particularly strong, with mainline rail services from Kemble providing direct access to London Paddington. Road communications are equally convenient, with the A417 and A419 offering connections to Cheltenham, Swindon and the wider motorway network via the M4.



Distances

- Town centre (Market Place) 1 mile
- Kemble 4 miles (mainline to London Paddington)
- Cheltenham 16 miles
- Swindon 16 miles
- M4 (J15) 17 miles

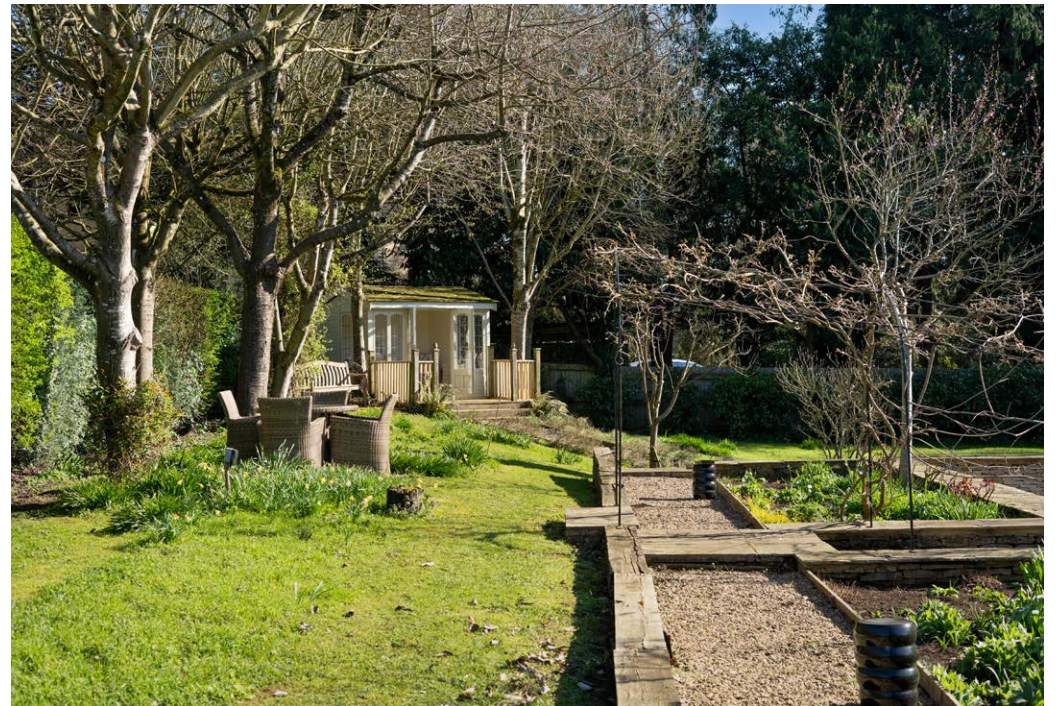
Nearby Stations

- Kemble 4.5 miles

Nearby Schools

- Powell's C of E Primary School
- Cirencester Kingshill School
- Deer Park School
- Westonbirt School
- Beaudesert Park School
- Cheltenham Collage





Approximate Floor Area = 334.3 sq m / 3598 sq ft
 Outbuildings = 104.6 sq m / 1126 sq ft
 Total = 438.9 sq m / 4724 sq ft (Excluding Void)



Floorplans
Main House internal area 3598 sq ft (334.3 sq m)
 For identification purposes only.

Directions
 Post Code: GL7 2JY
 What3words: ///outside.withdraw.riverbed

General
 Local Authority: Cotswold District Council

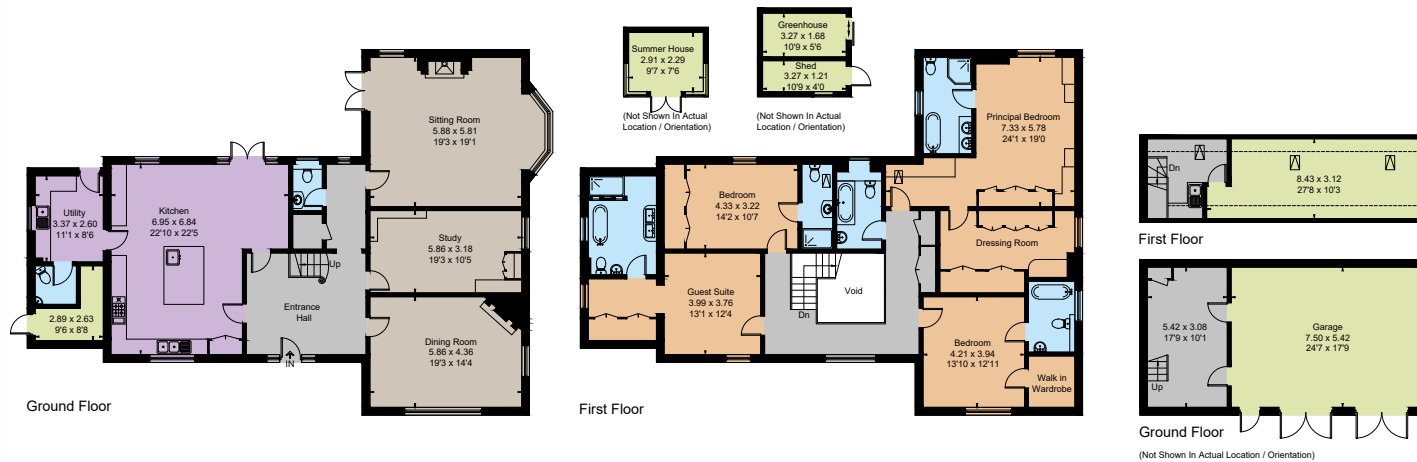
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>


Services: Mains services (subject to confirmation), with provision for backup generator supply

Council Tax: H

EPC Rating: C

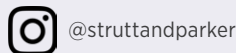
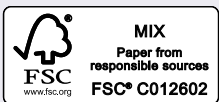
Viewings: Strictly by appointment through the vendor's selling agents



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105468

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Cirencester
 15 Dyer Street, Cirencester, GL7 2PP
01285 653101
 cirencester@struttandparker.com
 struttandparker.com



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