



Artists impression

Roberts Mews
Siddington, Cirencester, Gloucestershire

For the finer things in property.



Roberts Mews Siddington, Cirencester, Gloucestershire

A rare building plot with planning permission for a new detached 3 bedroom house.

Cirencester 1 mile, Kemble 3 miles (London Paddington 75 minutes), Swindon 16 miles

Plans show: Open plan living space with Sitting room | Dining room | Kitchen Study | Cloakroom | Utility | 3 bedrooms 2 bathrooms (one en suite) | Garden | Parking EPC to be confirmed

The property

The plot is situated to the rear of Roberts House, a fine Listed village house. The approved plans show an attractive new house designed in the traditional Cotswold style with gabled elevations. The proposed accommodation is ideally planned for modern living with a great open plan kitchen/sitting/dining space. There is a separate study/snug, a utility room and a cloakroom. The first floor will have two double bedrooms and a single bedroom. There is a family bathroom and an en suite shower room. The proposed house is 958 square feet (98 sq.m.)

Outside

The plans show a parking area to the front. The majority of the garden is to the rear and is south facing.

Planning

Planning Permission was granted on 12.7.23 (ref: 19/00051/FUL, file ref: CT.4893/D) for a 'new single dwelling house'. Copies of the approved plans and the decision notice are available on request.



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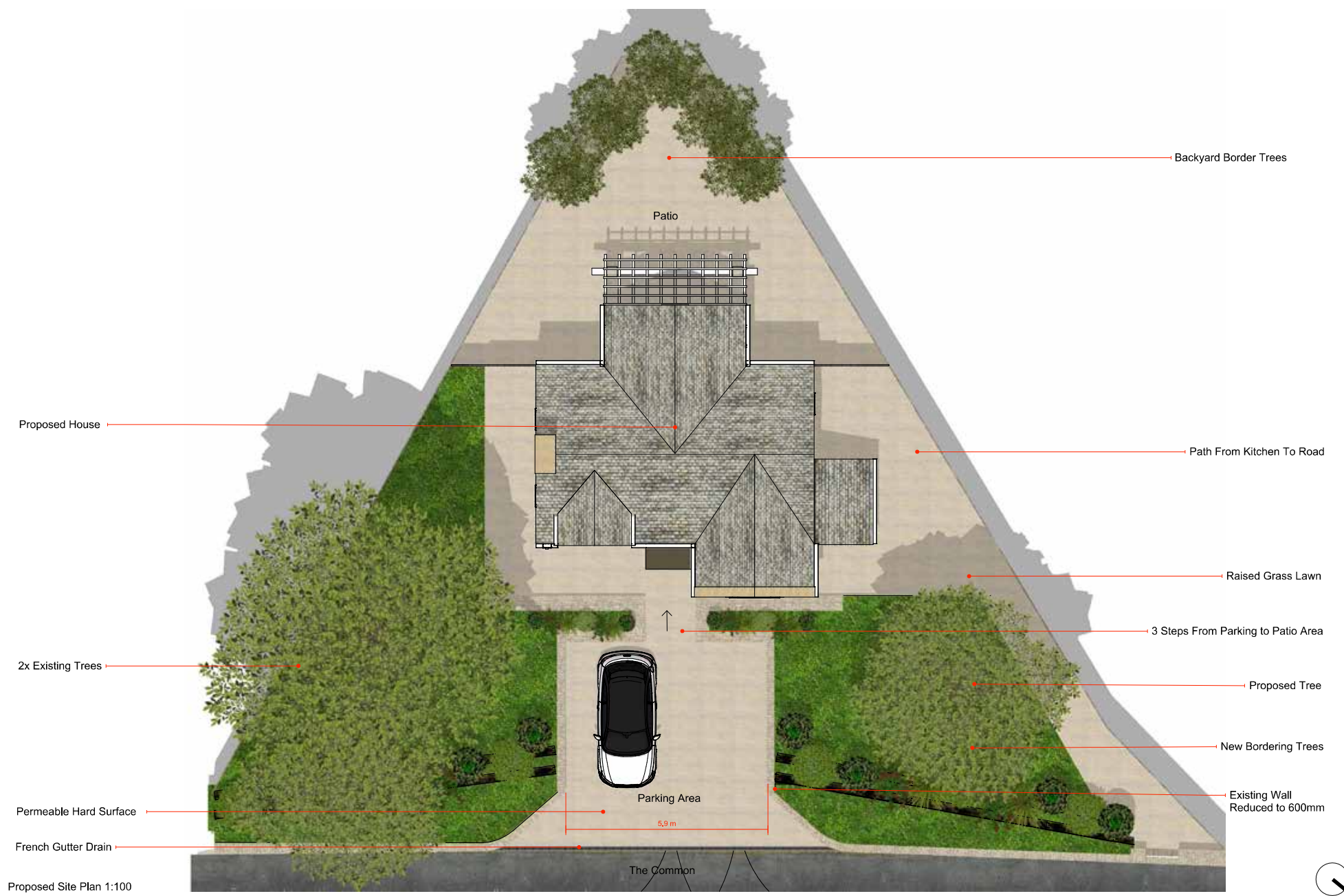
Location

Siddington is a popular village with a pub, village hall, primary school and village shop/post office. Cirencester is conveniently about 1 mile's drive and has an excellent range of shops and services. The main regional centres are Cheltenham, Bath, Bristol, Swindon and Oxford, all of which are within daily commuting

distance. About 2 miles from the A419 dual carriageway for access to junction 15 of the M5 at Swindon. Direct rail services to London Paddington from Kemble or Swindon stations, the latter scheduled to take from approximately 55 minutes.

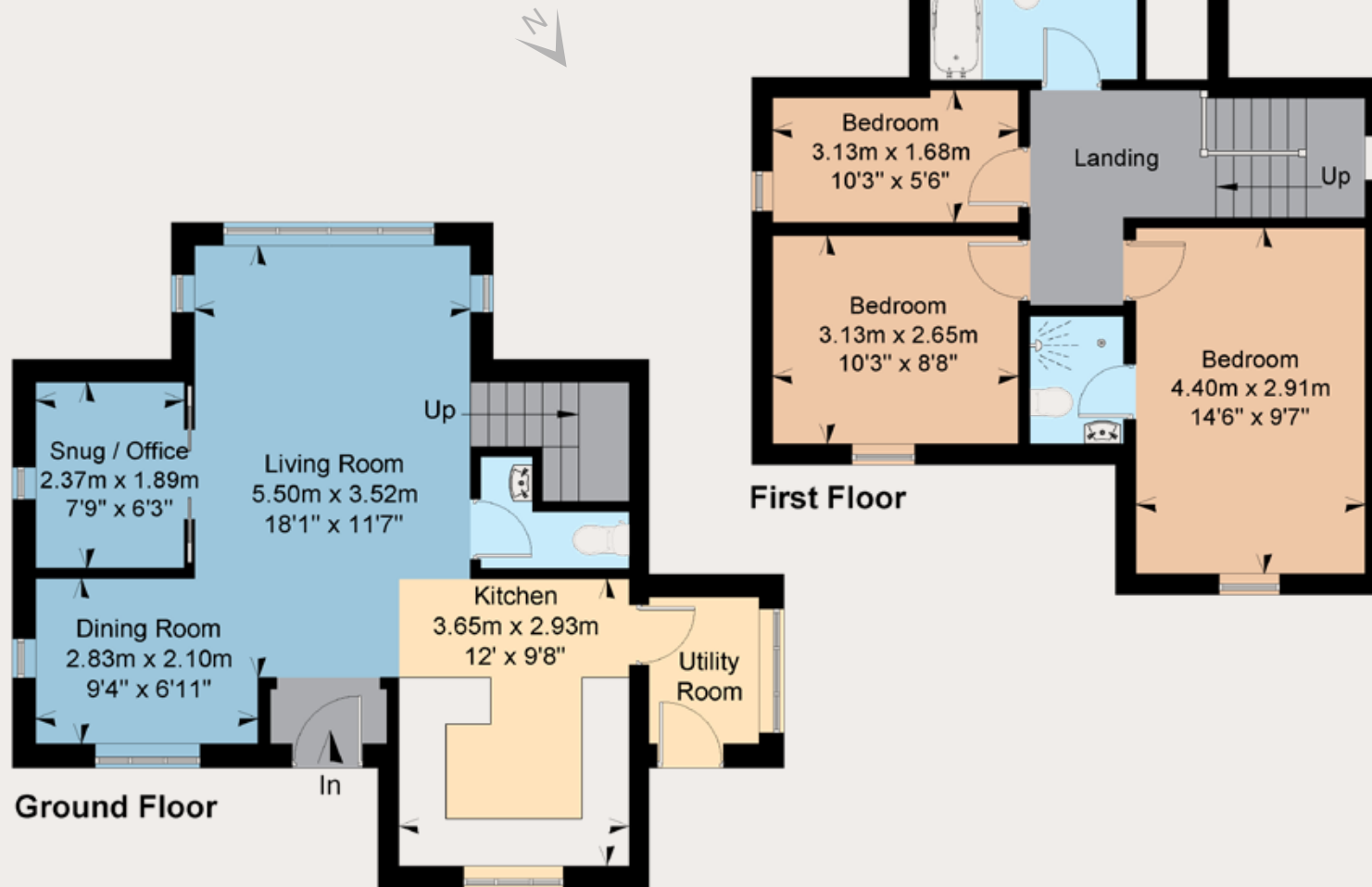
Directions

From Cirencester take the A419 from the Tesco's roundabout. At the mini-roundabout by the Rangeford Villages' retirement development turn back on yourself towards Cirencester. Take the first turning left for Siddington. After about half a mile turn right again for Siddington. Continue into the village and just before the T-junction, at a small grass triangle, marked The Common, turn hard left and the plot will be found on the right.



ROBERTS HOUSE	PROJECT Roberts Mews	DESCRIPTION Proposed Site Plan	Drawing Number 008	ISSUE 06/02/22	SCALE As shown on drawing @A3	Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification onsite. The contractor is to set out, check and co-ordinate all dimensions on site during the course of the works. this drawing is to be read in conjunction with all other plans, structural calculations and specifications	LLEWELYN-BOWEN DESIGN ASSOCIATES Roberts House Siddington Cirencester Gloucestershire GL7 6EX TEL: 01285 642555	© All rights reserved Llewelyn-Bowen Design Associates 2019 Copyright in this design work is claimed by Llewelyn-Bowen Design Associates Ltd. The designs may not be reproduced or used in any way without prior permission of the copyright holder. E-mail: dan@llb.co.uk
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Proposed Floorplans
House internal area 958 sq ft (89 sq m)
For identification purposes only.



General

Local Authority: Cotswold District Council.

Services: We understand that mains water, electricity and drainage are available in close proximity.

Planning: Prospective purchasers are advised that they must make their own enquiries of the local Planning Authority - Cotswold District Council. Tel: 01285 623000.

Council Tax: to be assessed.

Tenure: Freehold

Guide Price: £225,000

Postcode: has yet to be confirmed but is likely to be GL7 6EY or GL7 6EX.

Cirencester

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