

**Perry Bishop**  
and Chambers

the agent who keeps you informed

**Tall Trees, Baunton Lane,**  
Cirencester, Gloucestershire, GL7 2AF



Impressive detached house | Four spacious bedrooms with fitted wardrobes  
Triple aspect dining room | Conservatory with sliding doors into the garden  
Expansive kitchen/dining/family room | EPC C

**£875,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# Tall Trees, Baunton Lane, Cirencester, Gloucestershire, GL7 2AF



4 Bedrooms



3 Bathrooms



3 Receptions

A most impressive, light and airy four bedroom detached family home, nestling in this popular cul-de-sac off Baunton Lane, on the outskirts of Cirencester, yet within easy reach of a wide range of amenities and countryside. Built around ten years ago to a very high standard and specification, Tall Trees is a unique small development of impressive, well-designed homes.

The well-proportioned accommodation has been beautifully maintained and is approached into a welcoming entrance hall, where there are stairs to the first floor with two storage cupboards under. The downstairs cloakroom has a white suite. The sitting room has an attractive stone fireplace and bay window to the front, opening into the triple aspect dining room, where there are French doors leading into the conservatory. The study faces to the rear and an additional reception room/library, which is dual aspect has a range of bookcases, this room could be used as a dining room. The kitchen/family room has a most generous range of units and integrated appliances, a water softener and filtered water

from the tap, a breakfast island, ceramic tiled floor and a French door into the conservatory, which has underfloor heating and sliding patio doors leading to the rear garden. From the kitchen a door leads into the utility room, where there is a further range of units, a wall-mounted boiler, space for appliances and a door to the side of the house.

At first floor level the galleried landing leads to four well-proportioned double bedrooms, all having a range of fitted wardrobes. The master bedroom has an en-suite bathroom with a separate shower cubicle, and bedroom two has the additional benefit of an en-suite shower room. The main family bathroom, which has a shower over the bath, completes the internal accommodation.

Outside, automated double gates lead to driveway parking, which in turn leads to the double garage with twin up-and-over automatic doors. The gardens are beautifully designed and are well-enclosed by beech hedging, they are laid to lawn with various well-stocked flower and shrub borders. Patios



---

offer different places to sit and relax, with one patio being covered by a pergola.

### **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 turn left into the Market Place and turn left into Dollar Street bearing right at the bottom into Spitalgate Lane. At the traffic lights filter left onto Abbey Way keep left into the Gloucester Road and just as you leave Cirencester take the last turning on the right hand side into Baunton Lane. Tall Trees is a turning on the right hand side with the property half way down on the right hand side.

### **Services & Tenure**

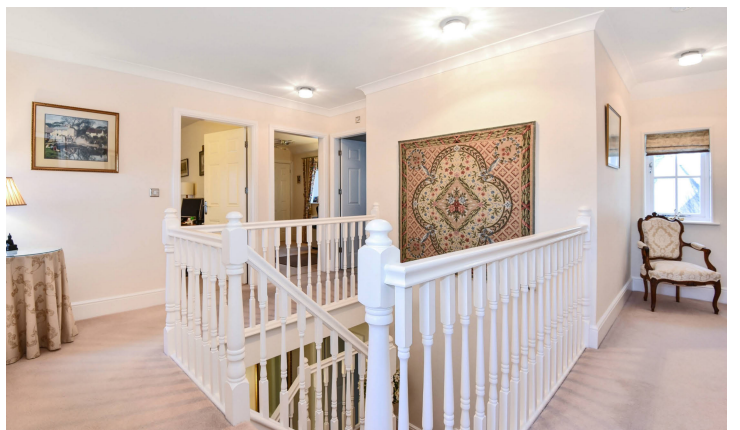
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### **Local Authority**

Cotswold District Council

Ref: CIR4006/MM/71022102

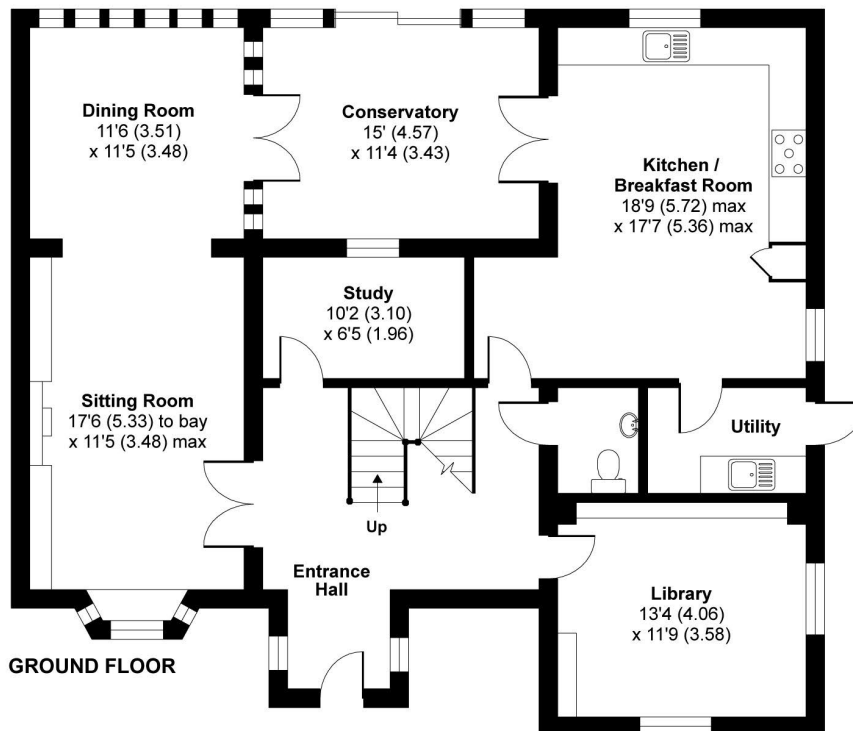
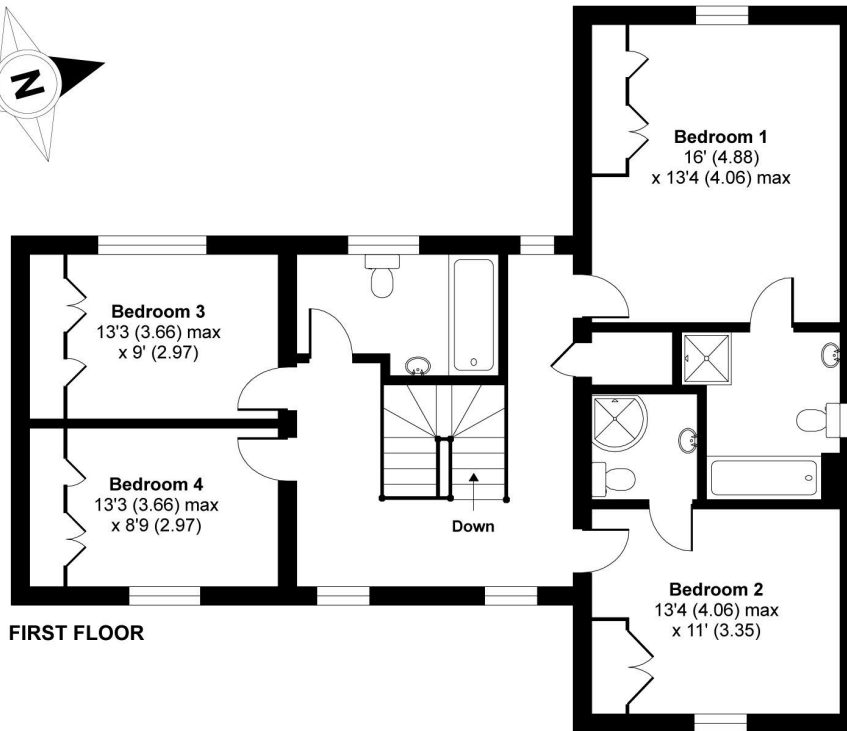






# Tall Trees, Baunton Lane, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 2416 SQ FT 224.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Perry Bishop & Chambers REF : 236936

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.