



CIRENCESTER
GUIDE PRICE £565,000

MOORE ALLEN
& INNOCENT

8 WESTWOOD COURT, SOMERFORD ROAD, CIRENCESTER, GLOUCESTERSHIRE GL7 1TX



Nestled within an exclusive gated development for the over-55s, this exceptional three-bedroom home enjoys a peaceful and secluded position amidst beautifully maintained communal gardens, just over a mile from Cirencester's historic Market Place and town centre amenities.

Enjoying a light feel throughout, the property offers generous and well-balanced accommodation arranged over two floors. The ground floor welcomes you with an entrance hall leading to a contemporary shower room, utility room, and a fitted kitchen/breakfast room. A series of elegant reception spaces include a comfortable sitting room, separate dining room and a garden room overlooking the private rear courtyard, creating versatile living and entertaining areas.

On the first floor, the spacious principal bedroom benefits from extensive built-in storage and a well-appointed en-suite shower room. Two further double bedrooms, both with fitted storage, are served by a separate bathroom, providing excellent accommodation for guests or visiting family.

The development is approached via a gated driveway that winds through impeccably landscaped communal grounds, creating an

attractive and welcoming setting. The property further benefits from a private garage and a rear patio garden, offering a tranquil and low-maintenance outdoor retreat.

Combining security, comfort and convenience in a highly desirable setting, this is a rare opportunity to acquire a quality home within one of Cirencester's most sought-after retirement developments.

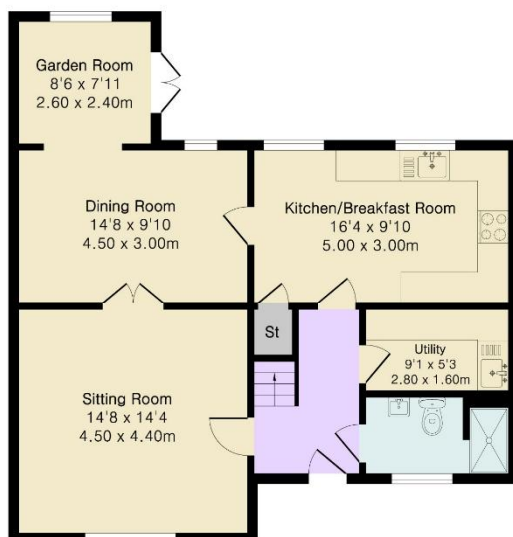
SERVICES: Mains electricity and water are connected to the property. Gas fired heating feeding radiators. Broadband & Mobile signal checker via www.ofcom.org.uk

Broadleaf Management Services Limited - annual service charge £4,092.96. This includes, scheme manager, buildings insurance, communal lighting, window cleaning, grounds maintenance. Gate access & maintenance. Ground rent £516.19 per annum.

OUTGOINGS: The property has been placed in Band 'E' for Council Tax purposes; charges 2026/27 £3101.73 EPC C (79)

LOCAL AUTHORITY: Cotswold District Council, 01285 623000

TENURE: Freehold with vacant possession upon completion.



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative

purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016