



48A SOMERFORD ROAD

Cirencester, Gloucestershire GL7 1TX

MOORE ALLEN
& INNOCENT



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Arguably one of the finest addresses in Cirencester, this substantial four bedroom detached house is set behind double gates and enjoys beautifully established front and rear gardens of approximately ¼ acre. Mature planting creates a secluded and private environment, perfectly befitting a property of this calibre. This is a truly impressive family home, combining stylish, comfortable living with excellent entertaining space, a result of extensive refurbishment during the last five years.

GUIDE PRICE
£1,200,000



The high standard of presentation continues seamlessly from the exterior to the interior, offering generous and versatile accommodation with scope to extend or remodel, subject to the usual planning consents. A well-balanced façade with a central entrance leads into an impressive hallway, immediately conveying a sense of light, space, and contemporary design that flows throughout the home.

The sitting room is a superb dual-aspect space, ideal for relaxation, featuring a recessed fireplace with a wood-burning stove and provision for a wall-mounted television. A second reception room offers excellent flexibility, suitable as either a formal dining room or family room, complemented by a dedicated home office to the front.

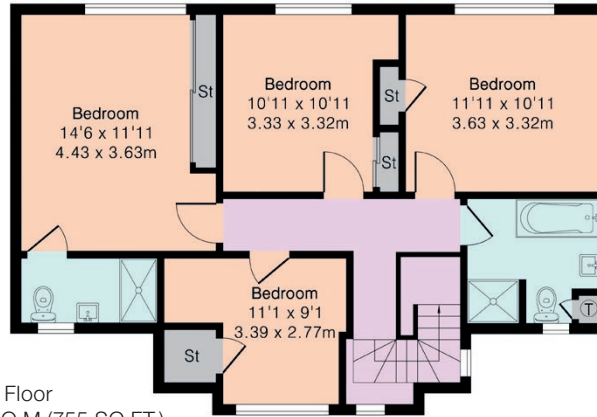
The stylish, contemporary kitchen combines clean lines with practicality, offering ample storage, integrated appliances, space for a fridge/freezer, and room for a dining table. A door leads conveniently to a generous utility/boot room—an essential feature for modern family living, which also provides access to the garage and additional storage. A modern cloakroom completes the ground floor.

Upstairs, the impressive principal bedroom suite benefits from bespoke built-in storage and a beautifully appointed en-suite shower room. Three further bedrooms, all with built-in storage, are served by a well-designed family bathroom.

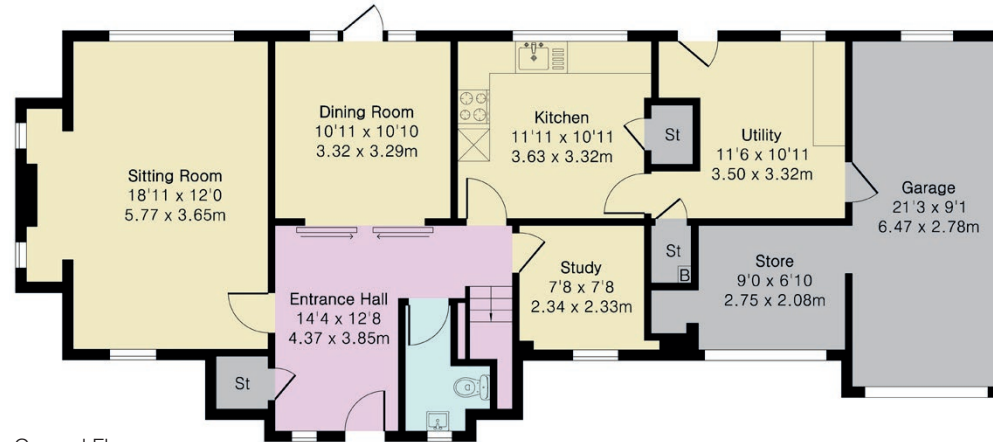
The home's character is enhanced by elegant stone mullion windows, recently upgraded with aluminium frames that sympathetically echo the original design.

The rear garden is a standout feature, thoughtfully enhanced with a bespoke outdoor kitchen set beneath a timber pergola, creating an ideal space for entertaining. A large patio leads via central steps to an expansive lawn with planted borders, offering both space and privacy. And to the front, a large gravel driveway provides ample parking.





First Floor
70 SQ.M (755 SQ.FT.)



Ground Floor
113 SQ.M (1,214 SQ.FT.)

Total Approx Floor Area
(including garage)
183.0 SQ.M (1,969 SQ.FT.)

Services: Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating feeding radiators with electric underfloor heating to the kitchen. Broadband & Mobile signal checker via www.ofcom.org.uk

Outgoings: Council Tax Band 'G' charges for 2026/27 £4,229.63

EPC: EPC C (71).

Local Authority: Cotswold District Council, 01285 623000

Tenure: Freehold with vacant possession upon completion.

Location: Within walking distance to the historic Market Place facilities and Cirencester Bathurst Park. Cirencester is

the 'Capital of the Cotswolds', a bustling market town, offering an excellent range of amenities and a popular location for visitors who seek to explore the Cotswolds. The town provides a good selection of education at all levels, modern medical practices, sporting facilities and extensive range of clubs and associations. Cirencester is ideally located for motorways and railway links.

DISCLAIMER

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



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