

14 Gardner Way, Cirencester, GL7 1ZA



**** MOTIVATED SELLER **** Welcome to Gardner Way | Cirencester - Adkins Property is pleased to present this stunning four-bedroom detached family home, located on the sought-after Pembroke Park in Cirencester. Built in 2017, this modern residence spans an approx. 1,432 square feet and is arranged over three well-appointed floors, providing ample space for family living **** Viewing is Essential ****

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Key Features



4
Bedrooms



3
Bathrooms



1
Receptions

Description

This beautifully presented four-bedroom detached family home, arranged over three floors and enjoying an attractive outlook across a green open space. Stylish, spacious, and well-designed throughout, this home is ideally situated with easy access to a wide range of local amenities, excellent schools, and scenic countryside walks.

A standout feature of the home is the impressive kitchen/family room — the heart of the house — offering a generous range of fitted wall and base units with integrated appliances, ample worktop space, and a central breakfast island. There's plenty of room for dining, and French doors open directly onto the rear garden. The first floor comprises three bedrooms, including one with its own en suite shower room, along with a modern family bathroom. The top floor is dedicated to a spacious master suite, complete with en suite shower room and built-in storage.

Exterior

Outside, the property benefits from a driveway providing ample parking and access to a single garage. The rear garden is fully enclosed, predominantly laid to lawn, and offers a good level of privacy. A paved patio area provides the perfect spot for outdoor dining or simply relaxing.

Essentials & Tenure

Tenure - Freehold

The windows and doors are painted engineered timber. Hot water and central heating is provided by a new gas fired boiler. EPC Rating: B

In accordance with the approved planning permission there are Public Open Space areas. The open space areas are not to be adopted by the Local Authority, therefore the long term management and maintenance of these will be under a Management Company - We are informed that Pinnacle are in place and the annual cost to each owner is approx. £300.

Garage/Parking

A plus-sized single garage with an up and over door, and parking for at least two cars in front.

Council tax

Cotswold District Council - Trinity Road - Cirencester 01285 623 000 : Tax Band: E
Amount payable 2025/26 £2,949.60

Location

Situated on the edge of Cirencester, often referred to as the Capital of the Cotswolds, the property is ideally placed for access to the M4, M5, A40 and mainline rail services from Kemble station. The town offers a thriving selection of high street and independent retailers, a weekly market, and an array of cafes, bistros, and restaurants.

Cirencester is also home to a community hospital, leisure centre, arts and craft workshops, an award-winning museum, a theatre, and a seasonal outdoor swimming pool. For sports enthusiasts, there are facilities for golf, tennis, rugby, football, and bowls.

Families are well catered for with excellent local schools, a sixth form college, and the prestigious Royal Agricultural University close by. The area is rich in green open spaces, ideal for walking, cycling, and picnics in the Cotswold countryside.

Sellers Comments

"The neighbourhood is a safe and friendly one, it's within walking distance of Cirencester town and some great paths through Harebushes Woods"

Viewings

Please contact Paul or the Adkins team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

Notes to Potential Buyers

These sales details are provided as a general guide. We have not conducted surveys or tested any services, appliances, or fittings. Room sizes are approximate and should not be used for precise measurements (e.g., carpets, curtains).

The floor plan is for layout guidance only and is not to scale. All dimensions, shapes, and compass bearings are approximate and should be verified independently.

Please discuss any important aspects with our team before travelling or arranging a viewing.

AML Compliance

By law, we must carry out anti-money laundering checks on all buyers and sellers. A trusted partner manages this process securely on our behalf. Once an offer is accepted (subject to contract), you'll receive a secure link to complete electronic biometric checks. A nominal, non-refundable fee per person applies. These checks must be completed before we can issue the memorandum of sale. Please contact us if you have any questions.







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Floor Area: 1431.61 sq ft



Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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