

10 Blackberry Walk, Cirencester, GL7 1GH



Welcome to 10 Blackberry Walk, a beautifully presented three-bedroom home built by Redrow Homes approximately 14 years ago. Finished in Cotswold stone, this attractive property is situated at the front of Corinium Via, offering a prime location within walking distance of Cirencester town centre and well-regarded local schools, including Kingshill and Watermoor.

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## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Receptions

## Description

The current owners have thoughtfully redecorated and modernised the interior, creating a stylish and comfortable living space. Pretty from the outside and beautifully updated inside, this home is perfect for those seeking both character and convenience in the heart of the Cotswolds.

The ground floor opens into a welcoming entrance hallway, leading to a fully fitted cloakroom with tasteful tiling, a WC, and a hand basin.

The open-plan kitchen/breakfast room enjoys plenty of natural light, with a front-facing window and a half-glazed door to the rear. It is well-equipped with ample worktop space, base and wall units, a gas hob with extractor hood, and a fan-assisted electric oven. The kitchen also benefits from an integrated fridge/freezer, dishwasher, and washing machine, offering both practicality and convenience.

The spacious sitting room is double-aspect, featuring a front-facing window and French doors opening into the conservatory. A useful under-stairs storage cupboard provides additional space. The conservatory is ideal for relaxing, with French doors leading directly into the garden.

Upstairs, the principal bedroom is positioned at the front of the property and benefits from an en-suite, complete with a shower enclosure, WC, hand basin, and radiator, along with a window for extra light and ventilation. Two further bedrooms and a family bathroom complete the first floor.

## Exterior

Set back from the road behind a traditional Cotswold stone wall, there is a block paved pathway to the front door. The rear garden is pretty and enclosed with mature plants, shrubs and lawn.

## Garage & Parking

The garage features an electric roller shutter door at the front and a personnel door leading to the rear garden. It is fully equipped with power and lighting. The property also includes allocated parking for one vehicle, with additional roadside parking available nearby.

## Essentials

Freehold - This property benefits from gas fired central heating with traditional radiators. The external doors and windows are engineered timber and fully double glazed. EPC Rating: C

## Council Tax

Cotswold District Council - Trinity Road - Cirencester 01285 623 000 : Tax Band: D Amount payable 2024/25 £2,287.12

## Sellers Comments

" I've loved living here, it's a very safe and friendly area and I will miss all the wonderful neighbours. The location is perfect, just a 20 minute walk into town and also a short walk away for great dog walks in the woods and countryside"

## Corinium Via

Corinium Via is an exclusive and sought after new development of properties build by CHARLES CHURCH and REDROW HOMES, situated just off the London/Lechlade Road. Built with many local natural products such as Cotswold stone. The green areas and park are maintained by an outsourced landscape and maintenance company. There is an annual charge per property of approx. £220.

## Area

Known as the 'Capital of the Cotswolds,' Cirencester is a vibrant and thriving town that has flourished even further in recent years. Its historic marketplace serves as a bustling hub for both locals and visitors, offering a diverse range of independent shops, local businesses, and popular cafés. The town boasts an excellent selection of restaurants, pubs, bars, and takeaways, catering to a variety of tastes.

Cirencester is exceptionally well-connected, with easy access to the A429, M4, and M5 motorways, making travel to cities such as Bath, Bristol, Birmingham, Cardiff, London, Oxford, and Swindon highly convenient. For those commuting to the capital, Kemble train station—just a short drive away—provides regular services to London Paddington.

## Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the sellers Agent. ADKINS PROPERTY in Cirencester - We look forward to hearing from you soon.

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## Notice 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 arranging a viewing.

## AML Compliance

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Social Network

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At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.



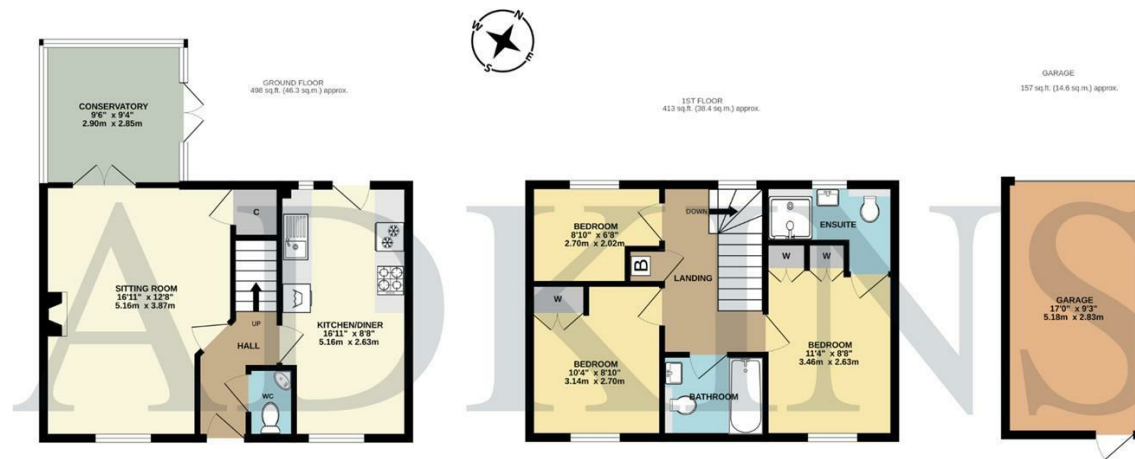




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## Floor Area: 912.00 sq ft

### 10 Blackberry Walk | Cirencester



TOTAL FLOOR AREA: 912sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**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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