

## LARK HILL Baunton Lane, Cirencester, GL7 2LN



Welcome to Baunton Lane - a three bedroom detached bungalow set in an enviable position on the edge of Cirencester. Offering flexible living accommodation, a west-facing rear garden, double garage and private driveway, along with three reception rooms and a large games room. Viewing is highly recommended.

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## Key Features



3  
Bedrooms



3  
Bathrooms



2  
Receptions

## Description

Situated on the highly sought-after Baunton Lane in Stratton, this beautifully presented bungalow offers spacious and versatile living, finished to a high standard throughout.

A welcoming entrance hall provides access to all principal rooms. The bespoke kitchen is fitted with oak units, integrated appliances including a dishwasher and microwave, a Range cooker, and two large pantry cupboards, with direct access to the rear garden. A dining conservatory sits just off the kitchen, ideal for everyday dining.

The sitting room is light and inviting, accessed via glazed oak doors, with windows to the front and rear, a central fireplace, and limestone flooring. A further reception room, currently used as a study, overlooks the garden.

There are three well-proportioned bedrooms, all with fitted wardrobes, with the principal bedroom benefiting from an ensuite and access to a versatile games room/dressing space with doors opening onto the garden. A family bathroom and separate utility room complete the accommodation.

## Exterior

Outside, the rear garden is mainly laid to lawn with mature trees and hedging, along with a covered side storage area and access to the driveway.

## Garage & driveway

The property benefits from an integrated double garage with two up-and-over doors, fitted with power, lighting, and multiple sockets.

The driveway is set well back from the road and provides generous hardstanding for several vehicles. It is enclosed by a charming Cotswold stone wall and mature hedging, with access via a timber five-bar gate and separate pedestrian gate.

## Essentials

Gas fired central heating with traditional radiators.

UPVC double glazing.

Council Tax Band: G £4229.63 2026/27

The property is connected to its own sewage system (Septic Tank), further details are available on request.

EPC Rating: E

## Availability

The property will be available approx. 20th April

## Tenancy Security Deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

## Tenants Notes

We inform prospective tenants that these rental details are provided as a general guide only. Room sizes are approximate and should not be relied upon for the purposes of measuring carpets, curtains or furnishings.

## Marketing photos

Please note that some of the marketing photographs used may have been taken during a previous listing of the property. Whilst they are representative, certain aspects may have changed, and we recommend viewing the property in person to fully appreciate its current condition.

## Viewings

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

## Compliance

We are members of The Property Ombudsman

## Client Money Protection CMP

Adkins Property is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

## Social

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Floor Area: 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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