

17 Clappen Close, Cirencester, GL7 1WQ



Welcome to Clappen Close - a beautifully presented four-bedroom detached 'Holden' by David Wilson Homes, built approximately seven years ago and positioned on an attractive end plot within the highly regarded Pembroke Park development in Cirencester.

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## Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

## Description

This impressive detached family home offers bright, well-proportioned accommodation arranged over two floors and designed for modern living. The welcoming entrance hall leads to a spacious sitting room, a generous open-plan kitchen/dining room with French doors opening onto the garden, and a separate study/snug - ideal for working from home. A utility room and ground-floor WC complete the practical layout.

Upstairs, the property continues to impress with four well-appointed bedrooms, including a principal suite with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom. The house is presented to a high standard throughout, reflecting the quality you would expect from a David Wilson build.

## External

Externally, the end-plot position provides added privacy and excellent parking provision. The property benefits from a garage and a driveway with space for up to three cars, together with an enclosed rear garden - a safe, private space for families, entertaining or relaxing.

## Location

Located approx. 1 mile from Cirencester town centre, the home offers easy access to local schools, green spaces, shops and amenities, an ideal choice for families and professionals seeking a modern, low-maintenance home in a desirable Cotswold location.

## Essentials & tenure

Freehold

Council Tax: E £2,949.60 2025/26

Gas fired central heating.

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.

## Sellers comments

### Viewings

Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your viewing.

### Notes to potential purchasers

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

### Buyer Verification / AML Compliance

In accordance with UK Anti-Money Laundering regulations, all prospective buyers are required to complete full identity and financial verification before any offer can be formally accepted. This includes photographic identification, proof of address, and evidence of funding or financial arrangements.

Verification is completed securely via Thirdfort, our approved independent compliance provider, using encrypted remote technology. A fee of £18 (inclusive of VAT) per buyer applies. We cannot proceed with negotiations or formally accept an offer until all AML requirements have been satisfied in full.

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Floor Area: 1539.25 sq ft



TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA: 1442sq.ft. (134.0 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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