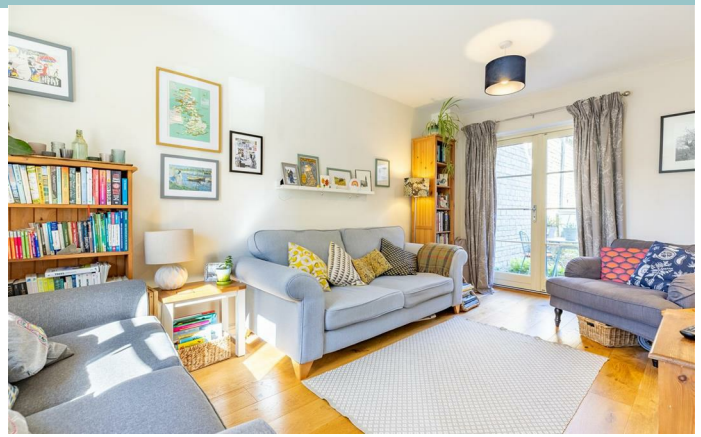
ADKINS

4 Savory Way, Cirencester, GL7 1RN







** SALE AGREED stc ** Welcome to this beautifully presented two-bedroom semi-detached home, set within the exclusive and highly sought-after Corinium Via development in Cirencester. Offering an enclosed rear garden, garage and off-road parking, the property is ideally positioned within walking distance of well-regarded schools and the town centre.

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Key Features

2	2	1
Bedrooms	Bathrooms	Receptions

Description
The property opens into a welcoming entrance hallway, immediately setting the tone with engineered oak flooring that continues throughout the ground floor, offering both practicality and a clean, modern finish ideal for day-to-day living.

The kitchen is well-balanced in size, providing space for a dining table and chairs, making it a sociable and functional part of the home. It is fitted with a range of base and wall units, along with integrated appliances including an oven, gas hob and extractor. There is space and plumbing for a dishwasher and washing machine, as well as space for a freestanding fridge/freezer. A window to the front allows for natural light, while a half-glazed door leads directly out to the rear garden.

To the rear, the sitting room is a comfortable and inviting space, with French doors opening onto the garden - ideal for both everyday living and entertaining.

The cloakroom is fitted with a w/c and hand basin and offers generous proportions, presenting potential to be adapted into a combined utility space if desired. There is also useful storage located beneath the stairs.

Upstairs, the first-floor landing is bright and well-proportioned, providing access to all rooms along with a useful storage cupboard.

The principal bedroom is a well-sized double overlooking the front and benefits from a recently refurbished, tastefully finished en-suite shower room. Bedroom two is also a comfortable double, currently offering flexibility as a guest bedroom and home office.

The family bathroom is fitted with a modern suite comprising a bath with shower over, w/c and hand basin.

Exterior
To the front, the property enjoys a neat and manageable garden, complemented by mature shrubs that provide a pleasant outlook and kerb appeal. The rear garden is enclosed and accessed via a personnel gate to the side, offering a good degree of privacy. Predominantly laid to lawn, it also features a patio area, ideal for outdoor dining and entertaining - along with timber fencing to the boundaries.

Garage & Parking
The property benefits from a single garage positioned to the side, complete with an up-and-over door, power and lighting. There is off-road parking directly in front, providing convenient and practical everyday use.

Essentials
Worcester Bosch gas combi boiler installed Summer 2025
En-suite bathroom fitted January 2025
Engineered oak flooring throughout the hallway and lounge (laid 2019)
Carpets to the first floor replaced since 2018
Gas-fired central heating with traditional radiators
Engineered timber framed double glazed windows and doors throughout
EPC Rating: B
Council Tax Band: C – £2,145.16 payable for 2026/27

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. £210.

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.

Agents Notes
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 current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

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We also create engaging video tours of our homes, available across our website and social channels, giving buyers the chance to explore properties anytime, anywhere.




UTENSILS

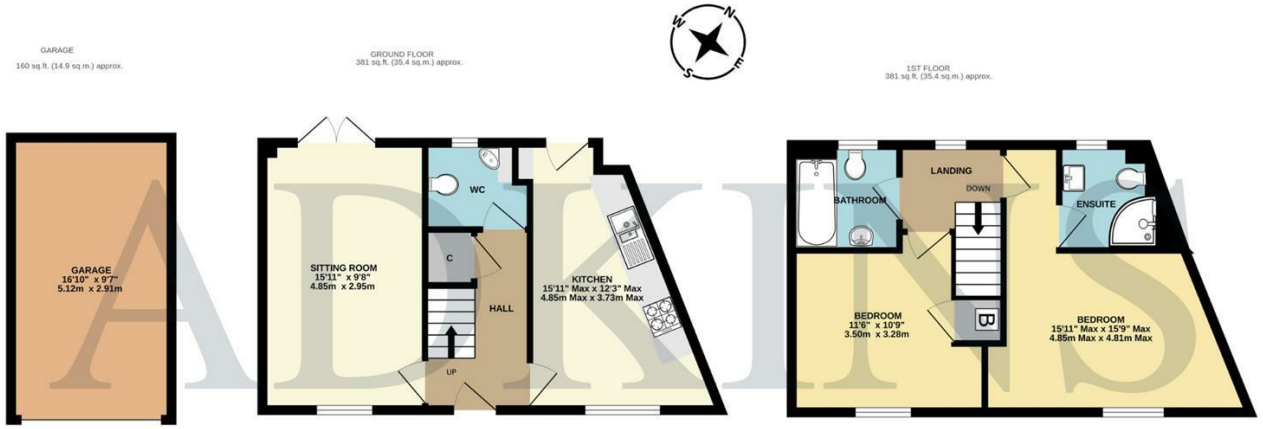

CAIRNGORMS







4 Savory Way, Cirencester, GL7 1RN
Floor Area: sq ft



TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 762sq.ft. (70.8 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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