ADKINS

22 Ashton Road, Siddington, Cirencester, GL7 6HD







Welcome to 22 Ashton Road - an extended four-bedroom period townhouse in the popular village of Siddington. Arranged over three floors with two bathrooms, generous living space, enclosed front and rear gardens and off-road parking, this characterful home offers flexible family living just moments from Cirencester and local village amenities.

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

Description
A deceptively spacious and extended period townhouse offering versatile accommodation arranged over three floors, combining character with generous proportions ideal for modern family life.

The ground floor offers a welcoming entrance leading through to comfortable and flexible living spaces, with the extension creating additional room for everyday living and entertaining. The kitchen sits at the heart of the home, complemented by practical areas that provide flexibility for a growing family.

Across the first and second floors are four bedrooms, offering a good balance of principal and additional bedroom accommodation, together with two bathrooms. The three-storey layout provides excellent versatility, with scope for bedrooms to alternatively serve as a home office, guest room or hobby space.

Well proportioned throughout and offering plenty of potential to personalise, this is a characterful home with considerably more space than its traditional frontage might initially suggest.

Outside
The property enjoys enclosed gardens to both the front and rear, providing pleasant and practical outdoor spaces. The rear garden offers plenty of opportunity for relaxing, entertaining and family life, with space to personalise further.

Off-road parking provides added convenience, while the property's position within the village offers easy access to nearby amenities and surrounding countryside.

Essentials
Tenure: Freehold
Council Tax: Valuation Band: D - 2026/27 £2319.79
Heating: Recently renewed gas fired boiler
UPVC double glazing throughout
EPC Rated: E (calculated before the new boiler was installed)
Seller information: New roof in 2019

Location
Siddington is a popular and well-connected Cotswold village situated on the southern edge of Cirencester, offering the charm of village life while remaining conveniently close to the town and its excellent range of amenities.

The village benefits from a local shop, regular bus connections and everyday amenities close at hand, with pleasant countryside walks and the surrounding Cotswold landscape easily accessible.

Cirencester town centre is just a short distance away, providing an excellent selection of independent shops, cafés, restaurants, supermarkets, leisure facilities and schools. The location is also well placed for access to the A419, providing convenient connections towards Cheltenham, Swindon and the wider road network, making Siddington an appealing choice for both families and commuters.

Virtually Staged Photography
Selected photographs have been digitally staged using AI to illustrate possible furniture layouts and styling. Furniture, soft furnishings and accessories shown in these images are illustrative and are not included in the sale. Please refer to the original photographs and arrange a viewing to appreciate the property's current presentation and condition.

Sellers Comments
"We've really enjoyed the peaceful village setting and the strong sense of community. Siddington is a lovely, quiet place to live, with a great village school, local pub and shop, while Cirencester is just a short distance away for everything else you need."

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.

Social
Don't miss our latest property listings, market updates, and behind-the-scenes insights, follow us on social media @adkinsproperty.
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

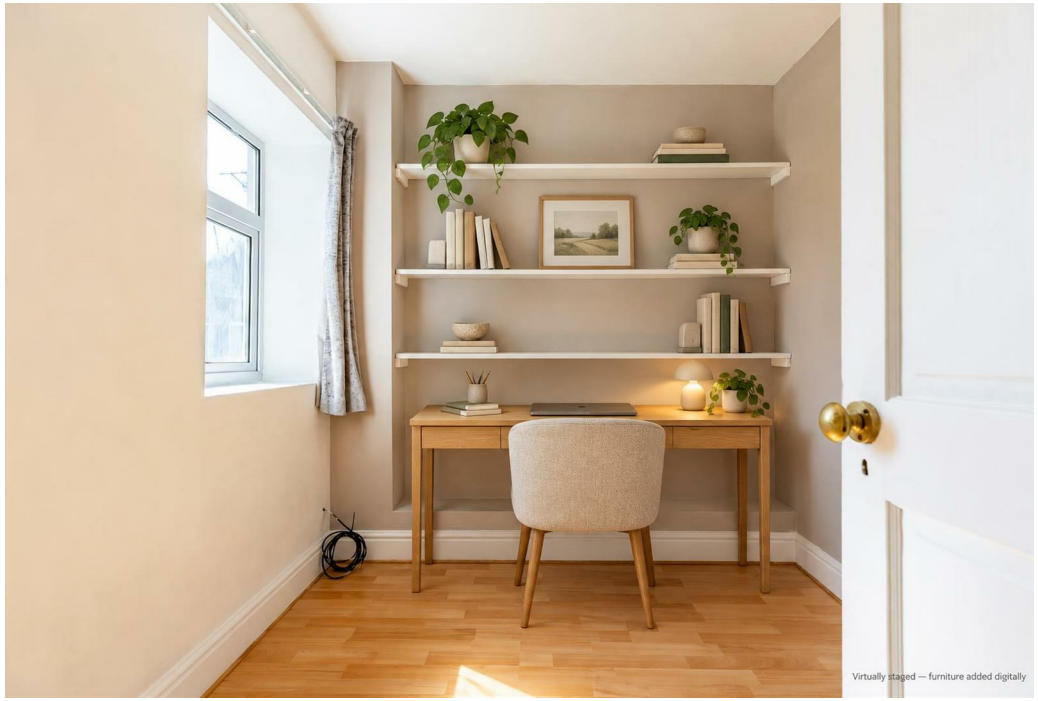
Thinking of Selling or Letting Your Property
At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

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


Virtually staged – furniture added digitally


Virtually staged — furniture added digitally

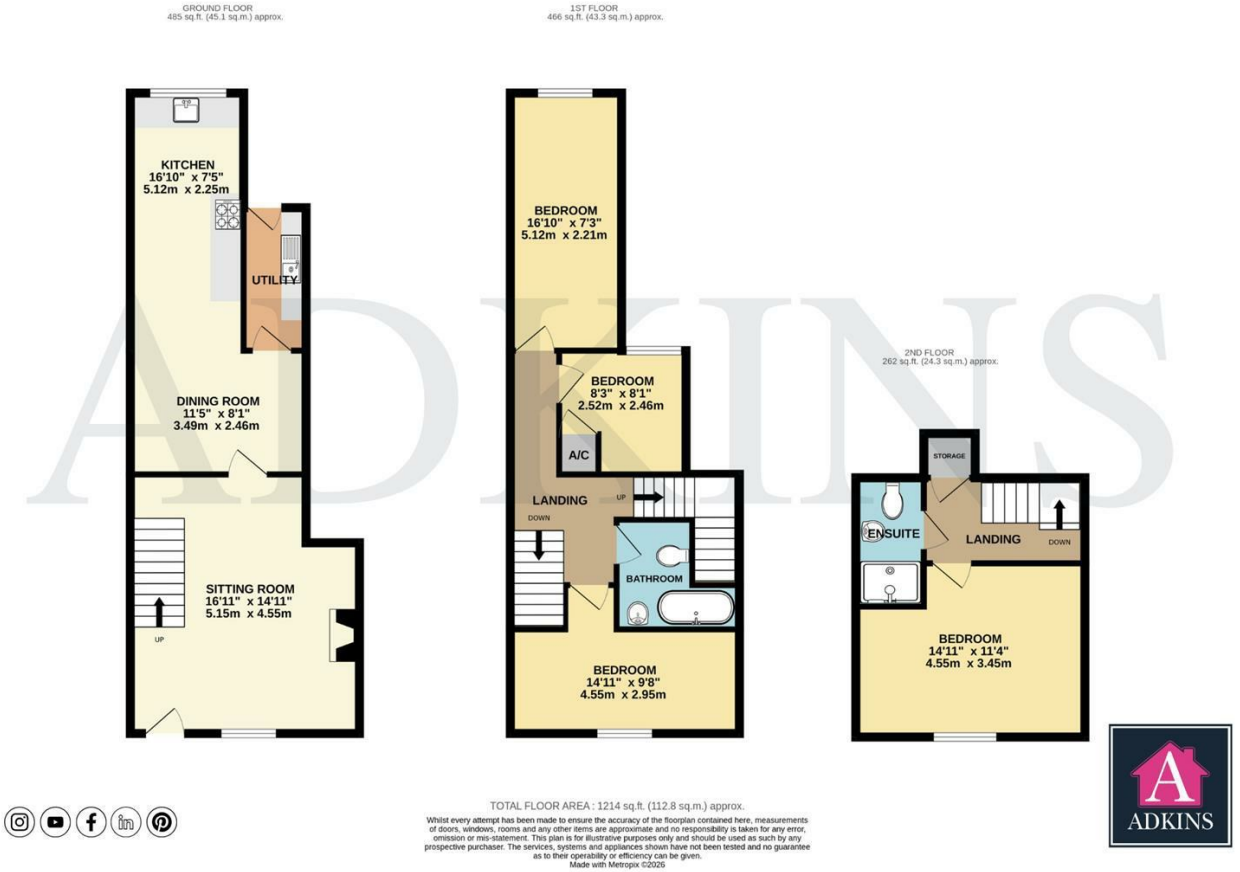

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Floor Area: sq ft



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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