



# SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



## 175 GLOUCESTER STREET

Cirencester

# 175 Gloucester Street, Cirencester, GL7 2DP

Sitting Room • Kitchen/ Dining Room • 3 Bedrooms • Bathroom  
Home office/ Gym • Shed • Enclosed garden and terrace area

## A beautiful Grade II Listed Cotswold Stone Townhouse

### Location

175 Gloucester is located in the very heart of Cirencester. Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, fabulous restaurants and cafes. The Market Place hosts a twice weekly market and a farmer's market every other Saturday.

The area offers an excellent choice of schooling and include Powell's, Deer Park, Kingshill, Rendcomb College, Beaudesert, The Cotswold School and Cheltenham colleges to name but a few.

St Michael's and Cirencester Parks offer wonderful green spaces to be enjoyed by all with tennis courts, children's obstacle courses and numerous walking trails. Sporting opportunities are abundant in the area with the Cotswold Leisure Centre in the heart of town; a super open air swimming pool; nearby Golf Courses in Baunton, Minchinhampton and Naunton; bridle paths are plentiful and sailing and water sports can be enjoyed at the Cotswold Water Park.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Communications in the area are very good with high-speed internet and easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

*Kemble Station 4 miles  
(London Paddington 75 mins)  
Swindon 16 miles  
Cheltenham 16 miles  
M4 (junction 15) 16miles*

All distances and times are approximate







## General Information

**Tenure:** Freehold. Grade II Listed.

**Services:** Mains water, electricity, gas and drainage. Gas-fired central heating.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band D.



## Description

175 Gloucester Street is a beautiful Grade II Listed Cotswold stone townhouse in the heart of Cirencester.

The property has been beautifully renovated, seamlessly blending contemporary living with original features. The kitchen/ dining room is clearly the heart of the house and a great room for entertaining family and friends and equally ideal for everyday dining. The kitchen is beautifully bright and light and well equipped, offering plenty of storage and worktop space. The sitting room is a wonderful room in which to relax and unwind and the wood burner offers extra heat in the winter months.

Upstairs, over two floors, are three bedrooms and a family bathroom. All the rooms are superbly laid out and provide comfort, storage and plenty of natural light.

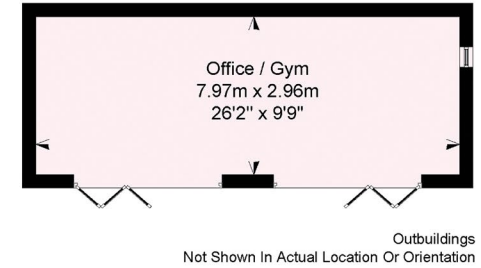
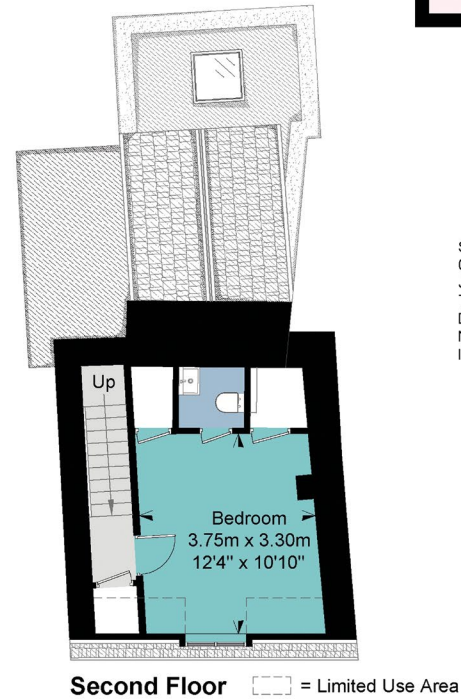
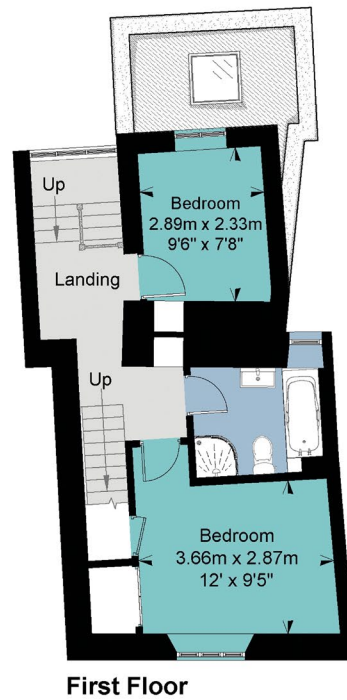
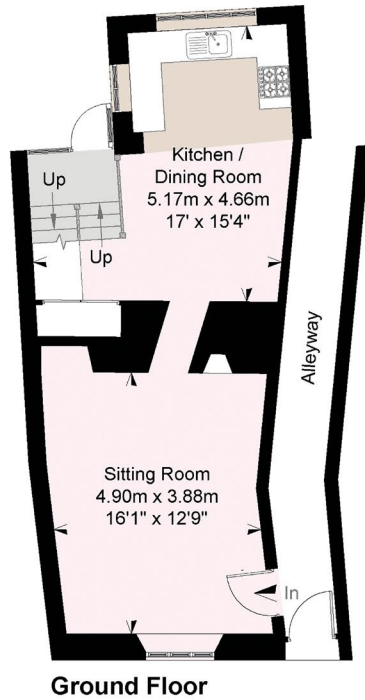
From the back of the house a glass door opens onto a terrace seating area and a pathway which leads to the delightful enclosed garden. This is superb outdoor space in the heart of town, predominantly laid to lawn, with a lovely pergola dining area. There is a generously proportioned home office and gym, ideal for working from home. There is also a garden shed for garden tools.





**175 Gloucester Street, Cirencester, Gloucestershire**

Approximate IPMS2 Floor Area  
 House 103 sq metres / 1109 sq feet  
 Office / Gym 23 sq metres / 247 sq feet  
 Total 126 sq metres / 1356 sq feet  
 (Includes Limited Use Area 3 sq metres / 32 sq feet)



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 07890 327 241  
 Job No SP3139  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard



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