



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



22 GLOUCESTER STREET

Cirencester

22 Gloucester Street, Cirencester, GL7 2DG

Sitting Room · Kitchen/ Breakfast Room · 3 Bedrooms · Bathroom
Cloakroom · Boot room · Gym/ Home office · Shed

A beautiful Grade II Listed Cotswold Stone Townhouse

Description

22 Gloucester Street is a beautifully presented three bedroom stucco fronted Cotswold stone townhouse in the heart of Cirencester. Grade II Listed, the house dates from the 19th Century.

First impressions on entering through the front door and stepping into the boot room are that this is a house that has been lovingly tended to and very thoughtfully modernised.

Downstairs, the property has a superb modern kitchen/ breakfast room, with a row of Velux windows and partial glass ceiling allowing an abundance of natural light to flood in. This room with exposed beams, wood-panelling and limestone tiles is, without doubt, the heart of the house and a great room for entertaining family and friends.

The sitting room has an abundance of period features including an internal picture window through to the boot room, wooden floorboards, beautiful sash windows and an open fireplace.

There is underfloor heating throughout the ground floor.

Upstairs, laid out over two floors, are three bedrooms and a contemporary family bathroom. The stunning period features continue with superb sash windows in the double rooms and exposed floorboards in the master bedroom.

From the back of the house, a set of oak French doors open onto the graveled terrace area, which lends itself perfectly to outside dining and entertaining. This, in turn, leads on to a level lawn area, with herbaceous borders and an apple tree. At the rear of the garden is a home gym which is constructed of Cotswold stone and Oak under a slate roof. This excellent space could equally serve as a home office/studio, is fully insulated and has electricity. There is also a garden shed to the rear with electricity.

N.B. No's 20,18 and 16 share a Right of Way to the rear of the property.

*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.



Location

22 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.

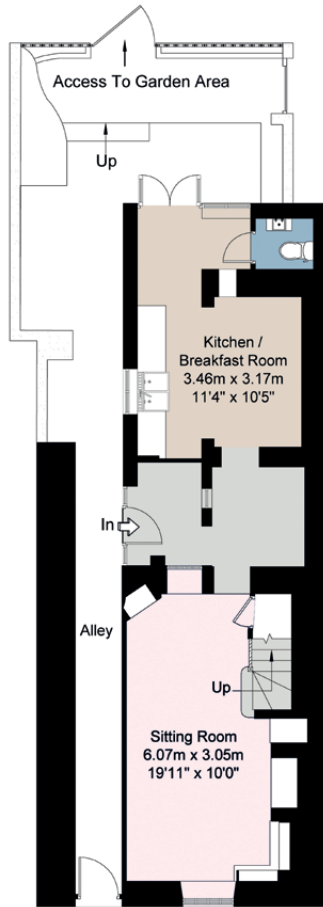
The area offers an excellent choice of schooling and include Powell's, Deer Park, Kingshill, Rendcomb College, Beaudesert, The Cotswold School and Prior Park to name but a few.

St Michael's and Cirencester Parks offer wonderful green spaces to be enjoyed by

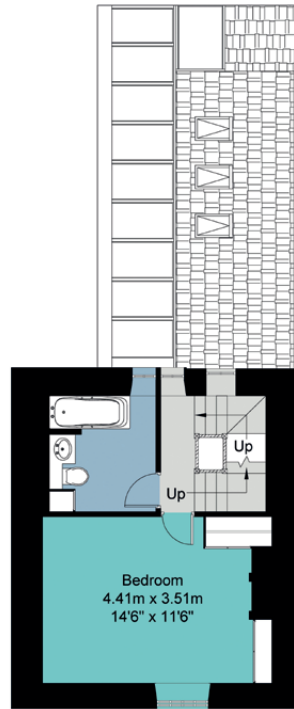
all with tennis courts, children's obstacle courses and numerous walking trails. Sporting opportunities are abundant in the area with the Cotswold Leisure Centre in the heart of town; a super open air swimming pool; nearby Golf Courses in Baunton, Minchinhampton and Naunton; bridle paths are plentiful 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.

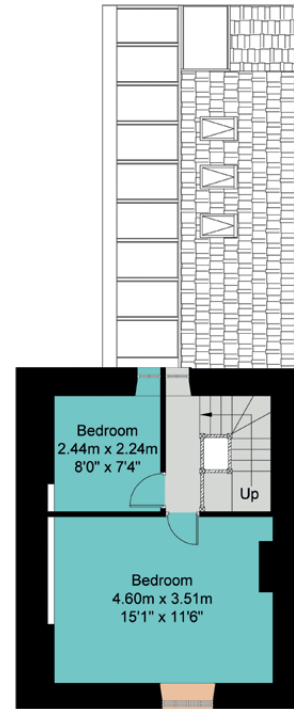




Ground Floor



First Floor



Second Floor

Not Shown In Actual Location Or Orientation



Outbuildings



22 Gloucester Street, Gloucestershire

Gross Internal Floor Area Approx :-
House 105 sq metres / 1130 sq feet
Office 8 sq metres / 86 sq feet

Total 113 sq metres / 1216 sq feet

Simply Plans Ltd © 2017
07890 327 241
Job No SP1174

This plan is for identification purposes only. Not to scale.

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