

# 45 DOLLAR STREET

Cirencester, Gloucestershire GL7 2AS



MOORE ALLEN  
— & INNOCENT —

45 DOLLAR STREET    £1,250,000  
CIRENCESTER  
GLOUCESTERSHIRE  
GL7 2AS

This handsome Grade II listed property is one of the finest period houses in Cirencester, providing very flexible accommodation totalling 3200 sq ft. Arranged over three floors this light, spacious interior creates a very comfortable living environment blending many character features with modern fittings, enhanced by the high ceilings and large sash windows.

Located within the heart of the town, close to the abbey grounds, shops, restaurants and Powells School (rated 'Outstanding' by Ofsted). This impressive home benefits from a mature sheltered walled garden and somewhat unique for a property of this nature has private parking for four cars.

Dating from circa. 1780 this former doctors surgery has only been available for sale twice within the last forty years.

Set back behind railings and a low maintenance front garden, steps lead up to the front door which opens into the entrance porch providing ample storage. Glazed French doors lead through into the hallway finished with travertine tiled flooring that flows through to the kitchen/diner; benefitting from electric underfloor heating. There are two impressive reception rooms, both well-proportioned and enjoying character features such as wood burning stoves, shuttered sash windows and restored wooden flooring. The spacious, bright sitting room has a large marble fireplace and two feature window seats. The dining room located to the rear opens out to the patio via two sets of full height glazed French doors.

A sympathetically designed extension flows through from the kitchen, adding a beautiful garden/dining room with vaulted ceiling and glazed roof panels, flooding it with light. This open plan environment creates the hub of this family home, it opens out to the rear garden linking with the formal dining room; ideal for outside entertaining. The bespoke kitchen is comprehensively fitted with a wide range of wall and base units finished in sage green, complemented by dark granite worktops, butler sink,



integrated dishwasher and extractor, with space for a range cooker and fridge/freezer.

Completing the ground floor, a snug with period fireplace, rear utility area with door leading to the garden, cloakroom with WC, basin and plumbing for washing machine and space for dryer. A door also accesses the extensive cellar, currently used for storage.

The first floor landing has several useful storage cupboards and a window overlooking the characterful street scene to the front. Generous master bedroom with a period fireplace, painted wooden floorboards and two large sash windows overlooking the rear garden. Adjoining is a very spacious Jack and Jill bathroom with claw foot bath, WC, basin, separate corner shower and a feature

window seat. There are two further bedrooms, a study and a family bathroom of three-piece white suite with shower over the bath.

To the second floor; four double bedrooms and Jack and Jill bathroom with separate shower and claw foot bath.

A delightful feature of the house is the south-west facing private walled rear garden, mainly laid to lawn with extensive mature planting, paved patio, stone store and timber sheds. This sheltered environment is the ideal space in which to entertain or simply relax.

#### SERVICES

Mains water, electricity and drainage are connected to the property, with gas fired heating.

#### OUTGOINGS

Council Tax Band 'F' 2018/9 charges £2,468.70

#### LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

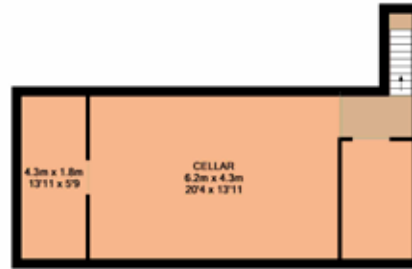
#### TENURE

Freehold offering vacant possession upon completion.

#### LOCATION

Cirencester is a bustling market town offering an excellent range of amenities and a popular location for visitors who seek to explore the Cotswolds. The town provides a good selection of education at all levels, modern medical practices, sporting facilities and extensive range of clubs, associations and pastimes.





Basement Level  
Approx Floor Area  
44.0 SQ.M (473 SQ.FT.)



Ground Floor  
Approx Floor Area  
99.9 SQ.M (1075 SQ.FT.)



First Floor  
Approx Floor Area  
86.8 SQ.M (909 SQ.FT.)



First Floor  
Approx Floor Area  
67.2 SQ.M (724 SQ.FT.)

Total Approx Floor Area 297.9 SQ.M (3207 SQ.FT.)



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DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016

