

21  
THE AVENUE



21 THE AVENUE, CIRENCESTER, GL7 1EJ

KITCHEN/ DINING ROOM • CLOAKROOM • UTILITY ROOM  
SITTING ROOM • DRAWING ROOM • 4 BEDROOMS  
2 BATH/ SHOWER ROOMS • TERRACE • GARDEN • SHED

# AN EXCEPTIONAL & STUNNING PERIOD TOWNHOUSE

## DESCRIPTION

21 The Avenue's welcoming blue front door opens onto a hallway with exquisite parquet flooring which runs throughout the ground floor. On entering the impressive open plan kitchen dining room, one is immediately struck by the abundance of natural light from the large sash window and the floor to ceiling folding French doors which open on to the garden. This is a truly wonderful space for entertaining and family life. The contemporary kitchen with double Smeg oven, polished concrete surfaces, central island and bespoke fitted units, is the heart of the house. A spacious cloakroom and boot room, overlooking the garden, is a useful addition to the ground floor.

The lower ground floor provides a homely and versatile living space. The sitting room/ media room features a beautiful original flagstone floor with underfloor heating, an open fireplace and a discreet home cinema, with an extremely convenient laundry tucked away in the old coalhole. The guest double bedroom with en suite shower room

ensures privacy and comfort for guests. French doors give on to steps leading to the garden.

On the first floor the drawing room, with its two sash windows, is a bright and peaceful space. It is beautifully proportioned with an open fireplace. The remaining space on the first and second floors is made up of three large double bedrooms with lovely rooftop or garden views and a family bathroom.

Outside, the walled garden is a haven of tranquillity. A thoughtfully laid out terrace overlooks a quaint lawn, surrounded by herbaceous borders, mature trees, raised vegetable beds and a decked area near the handy garden shed. The French folding doors from the kitchen allow for true indoor/outdoor living during the warmer months.

This gorgeous townhouse has been remodelled and refurbished, enhancing the feeling of space and light, and creating a warm and inviting home with double glazed timber sash windows throughout.







## GENERAL INFORMATION

**Tenure:** Freehold.

**Postcode:** GL7 1EJ.

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

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

**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. 01285 643643. Council Tax Band E & EPC rating E.



## LOCATION

21 The Avenue is located on one of Cirencester's most prestigious roads. Close to the town centre with all its amenities, yet situated on a quiet street close to St Michael's Park, this unique family home occupies the perfect spot.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

The area offers an excellent choice of schooling including 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; plentiful bridle paths 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.

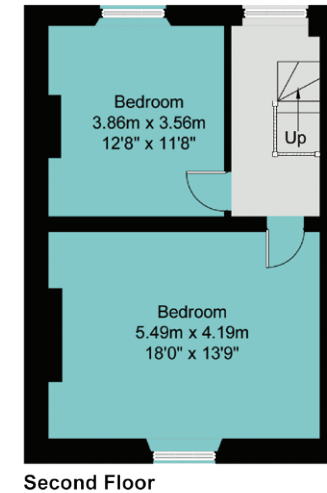
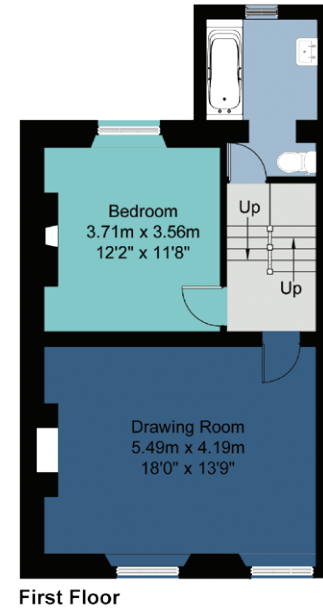
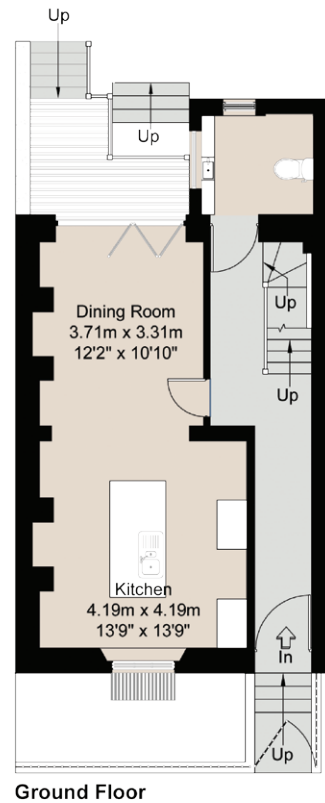
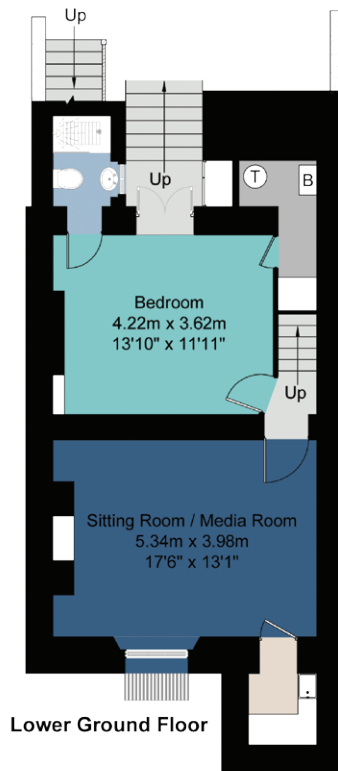
*KEMBLE STATION 4 MILES  
(LONDON PADDINGTON 75 MINS)  
SWINDON 16 MILES  
CHELTENHAM 16 MILES  
M4 (JUNCTION 15) 16 MILES.*

*All distances and times are approximate*



## 21 The Avenue, Gloucestershire

Gross Internal Floor Area Approx :-  
199 sq metres / 2142 sq Feet



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T: 01285 831 000 | E: [office@sharvellproperty.com](mailto:office@sharvellproperty.com)

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

[WWW.SHARVELLPROPERTY.COM](http://WWW.SHARVELLPROPERTY.COM)

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