



**1-3 Dollar Street, Cirencester, Gloucestershire, GL7 2AJ**  
**Guide Price £1,599,950**

**Cain & Fuller**

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**Cain & Fuller**

A preliminary announcement of a great opportunity for prospective purchasers to register their interest in one of the most unique and important properties within the heart of Cirencester. The former Rectory and Church offices, 1-3 Dollar Street presents an exciting residential/commercial opportunity for the right purchaser to live in this truly stunning Circa 17th Century unique townhouse.. The property offers approx 5200 sq ft - 438 sq m of family living space with an amazing array of attractive character features. The ground floor benefits from a selection of formal reception rooms including high specification contemporary kitchen/breakfast room and a large former church shop creating an ideal commercial or family space. The upper floors of the building boast a selection of light and attractive rooms with a potential seven bedrooms and four bath/shower rooms offering a high degree of flexibility in usage, which would be ideal for a large family and for those who may also work from home. Throughout the property there is an impressive array of exposed timbers, fireplaces and beautiful period window's. Through most windows there are stunning views over the roof tops of Cirencester and onto the world renowned Parish church. Externally the house boasts a secure and secluded walled garden benefiting from a sunny south westerly facing orientation. Parking is to the side of the property and accessed through high double gates offering private and secure parking for two to three cars, an absolute must within the very heart of Cirencester. The property will be brought to market at the beginning of June .

For further information and to participate in the earliest viewing opportunity for this important piece of Cirencester's history. Please call the vendors sole agent Cain and Fuller in Castle street , Cirencester.

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## **Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

## **Amenities**

Dollar Street is in a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

## **Outside**

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## **Gated Parking**

Secure dual access gated parking for two to three vehicles.

## **Tenure**

Freehold

## **Council tax**

Ask the vendors agent for details

## **Services**

Mains services are connected to the property- Gas, Electric and drainage.

Local Council Offices

Cotswold District Council

Trinity road  
Cirencester

01285-623000

## **Grade Two Listing**

For details on the grade two listing contact the vendors agent

## **Viewing**

Through the vendors sole agent Cain & Fuller in Cirencester.

## **Agents note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon

as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

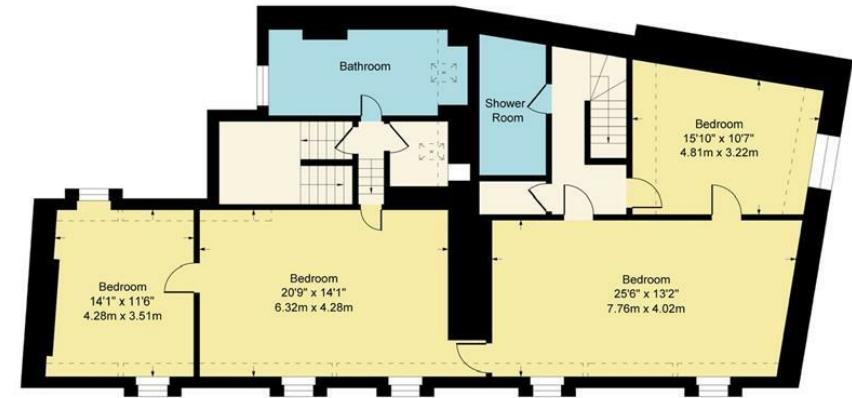
## **EPC**

The property is Grade Two list so exempt from having an EPC

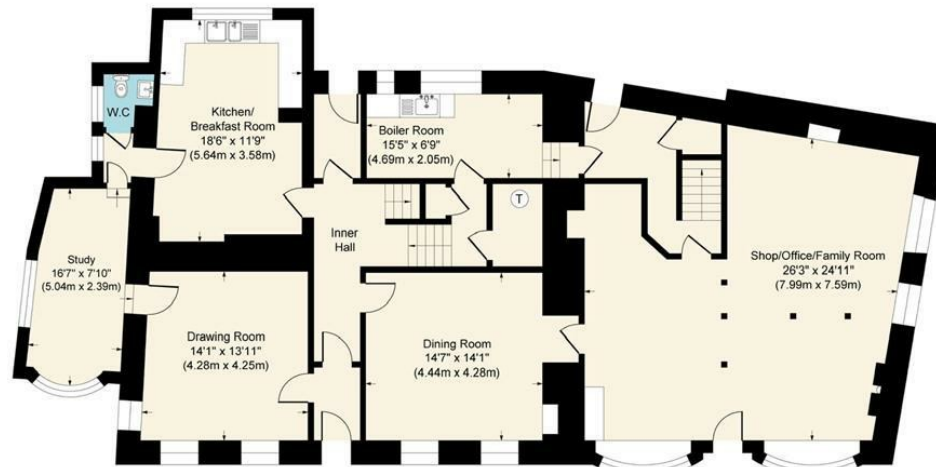




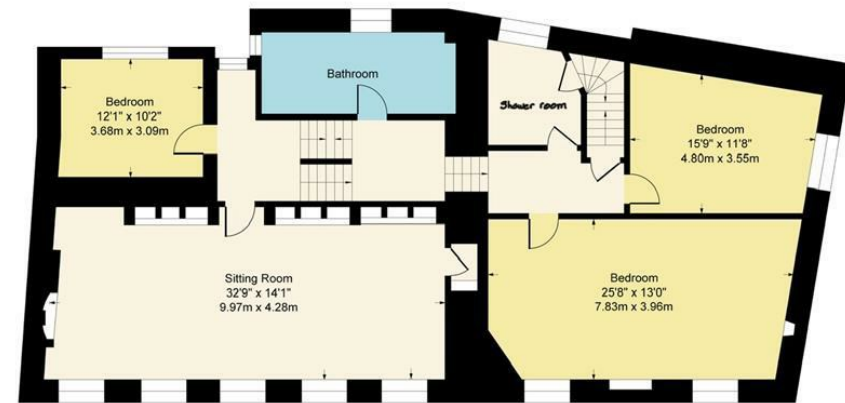
Approximate Gross Internal Area  
5200 sq ft - 483 sq m



Second Floor



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.