



24 Church Street, Cirencester, Gloucestershire, GL7 1LE
Asking Price £420,000

Cain & Fuller

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Cain & Fuller

View our amazing Matterport VR interactive Tour on this fantastic refurbished and extended town house. The house offers a great opportunity to purchase a spacious period home nestled in the heart of the historical town of Cirencester close to a full range of amenities and facilities including a superb gated park, well supported primary school and attractive nature reserve. 24 Church Street offers flexible light living space which in the recent past has undergone a program of extension and refurbishment combining an array of character features with sleek contemporary design. The main living space lies to the rear of the property and consists of an extended open plan kitchen/dining/family room an extremely light and appealing living space fitted to a high standard including a stunning Beswick Limestone floor, fitted modern country style kitchen with attractive solid wood work surfaces and range of built-in appliances. There is ample space for dining table and a selection of down lighters, semi vaulted ceiling with additional skylight window and door to the sunny rear garden. To the front of the house an attractive formal lounge with period fireplace fitted with a 4 Kilo watt multi fuel burner, selection of storage and window seat to front aspect. The first and second floors benefit from a selection of three generous bedrooms serviced by a modern white family bathroom with window to the rear aspect and an addition cloak room of the master bedroom. At these levels there is a selection of period panelling and stunning stripped floorboards. There are pleasant views to the rear over the surrounding roof tops. Externally the rear garden is a truly outstanding feature of the property benefiting from a sunny southerly facing a low maintenance garden with workshop/studio and a selection of contemporary raised beds. it provides a safe and secure space. We recommend early viewing of this attractive period townhouse through Cain & Fuller in Cirencester to not be disappoint

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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

Church street is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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

Externally the rear garden is a truly outstanding feature of the property benefiting from a sunny southerly facing a low maintenance garden with workshop/studio and a selection of contemporary raised beds. it provides a safe and secure space. There is a pedestrian side access into the garden.

Council Tax

Band C

Mobile and broadband

We recommend purchasers go to Ofcom for information on broadband and mobile reception

EPC

To follow

Viewing

Through Cain and 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.

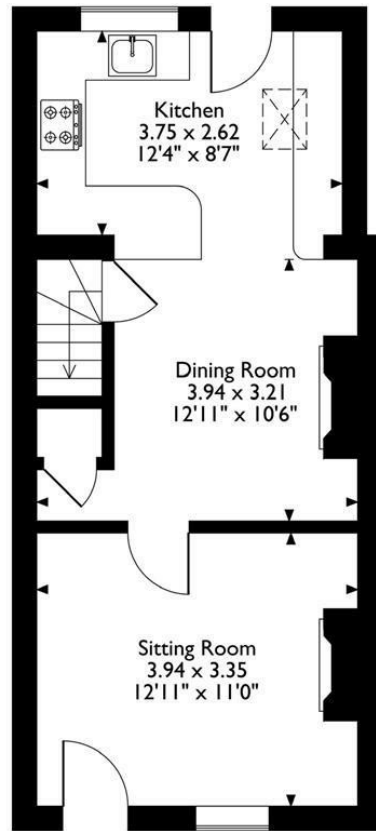
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

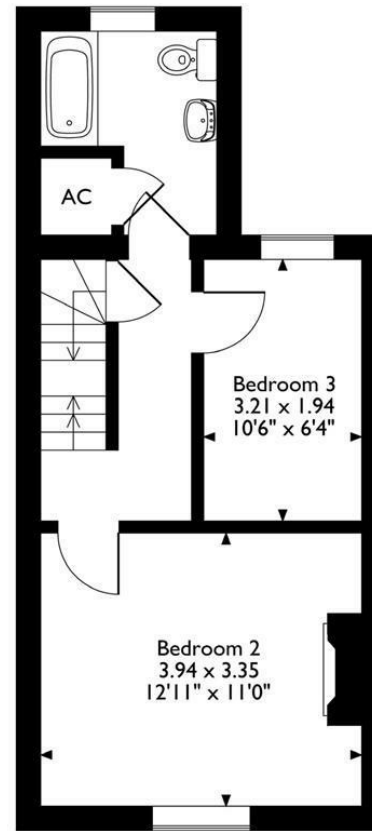




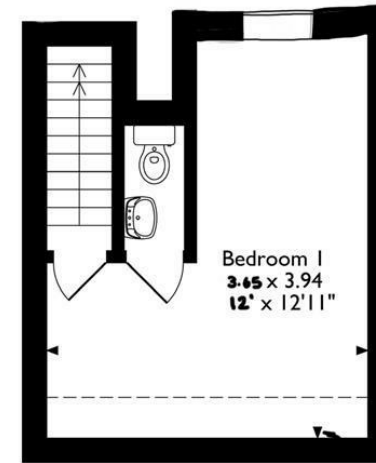
24, Church Street, Cirencester, Gloucestershire
Approximate Gross Internal Area
95 Sq M/1022 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.