



61 Chester Street, Cirencester, GL7 1HG
Chain Free £360,000

Cain & Fuller

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CHAIN FREE !! 61 Chester Street offers applicants a unique opportunity to acquire a refurbished and extended Cotswold stone town house located within a Conservation area within the very heart of Cirencester town close to a full range of amenities and facilities including a selection of parks. The cottage under went an extensive refurbishment by the current vendor a decade ago and now offers flexible attractive living space with an array of character features including open Cotswold stone fireplace fitted with a wood burner, attractive window seat, selection of period panelling. The cottage benefits from an extension to the rear of the property which benefits from a modern contemporary kitchen with built-in appliances and a pleasant view over the private rear garden. The main living room to the front is split into lounge and dining area with distinctive character fireplace, a dual aspect room with windows to front and rear. To the first floor there are two good double bedrooms both of which have en suite bathroom facilities finished to a good standard. To the rear there is a private and secluded garden ideal for a Cotswold town house. The garden provides a safe and secure environment for young children or small animals. We recommend early viewing of this Cotswold stone town house properties in Chester Street are rarely available call the vendors sole agent Cain & Fuller in Cirencester for a viewing.

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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

Chester 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

The cottage benefits from a private and low maintenance rear garden fully enclosed and providing a secure environment for small animals or young children. To the rear corner of the garden there is a small red brick outbuilding currently used as storage.

Cellar

The property benefits from a Cellar access through an original staircase to the side of the lounge. Many people within the area have converted this to a further living space subject to planning consent and building control approval.

Parking

Chester Street offers its residents un restricted parking on both sides of the street.

Council Tax

Band c

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for full details

Tenure

Freehold

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.

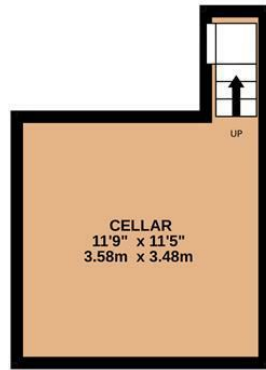
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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

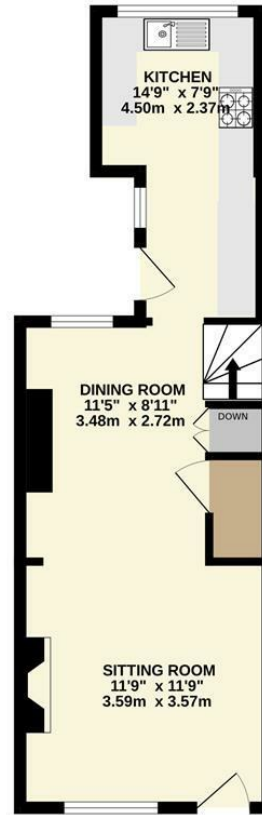




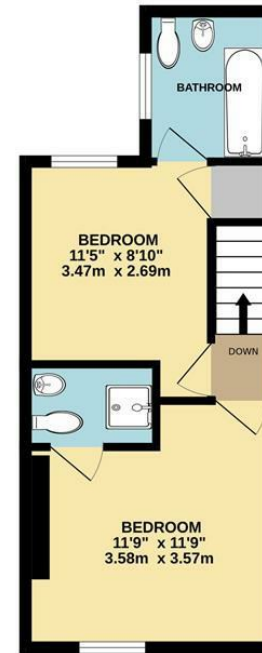
BASEMENT LEVEL
152 sq.ft. (14.1 sq.m.) approx.



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.

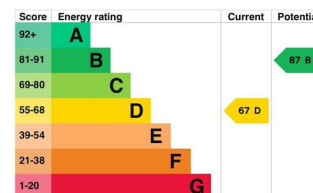


TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.