



**5 ST PETERS ROAD**  
CIRENCESTER, GLOUCESTERSHIRE



Swindon 17 miles, Cheltenham 17 miles  
Kemble Station 5 miles (London Paddington from  
65 minutes) All times & distances approximate

## An elegant Victorian townhouse with garage, parking and walled garden

**Ground Floor:** Entrance Hall • Sitting Room • Study  
Dining Room • Conservatory • Kitchen and Cloakroom

**Basement:** Cellar

**First Floor:** Main Bedroom with Shower Room  
Bedroom 2 • Bathroom and separate Cloakroom

**Second Floor:** Two Double Bedrooms and Bathroom  
Storage

**Outside:** Parking • Rear Walled Garden with Terrace  
and Garage

For Sale Freehold

**Butler**   
**Sherborn**

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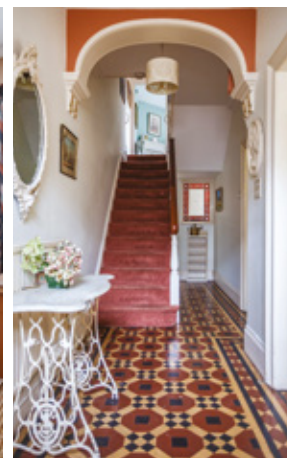
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## DESCRIPTION

Located in one of Cirencester's most sought after and charming residential locations, 5 St Peters Road has a wonderful Victorian façade with ornate stonework and sash windows. The accommodation is arranged over three floors with a cellar and is well proportioned with good ceiling height. The ground floor is particularly spacious with great potential to extend and reconfigure, if required, subject to the necessary permissions. Upstairs four generous bedrooms are arranged over two floors and served by three bath/shower rooms. Outside is a lovely south facing stone terrace and garden with private parking to the front for one car and a garage. This superb townhouse now offers the next generation of buyers a rare opportunity to update and remodel 5 St Peters Road into their family home.

## SITUATION & AMENITIES

Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital and modern leisure centre, as well as several supermarkets including a large Waitrose, and a large variety of independent shops, boutiques, pubs, and restaurants. The larger centres of Cheltenham, Gloucester, Swindon, Bath, and Oxford are all within easy reach by car.

A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking. Private and state schools in the area are excellent, such as Cirencester Primary School, Beaudesert, Deer Park, Kingshill, Rendcomb, and Hatherop Castle. Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct train services to London Paddington from Kemble Station (5 miles).

## SERVICES

Mains water, drainage, gas, and electricity. Gas fired central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not

## TENURE

Freehold

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation. The gas cooker and carpets are specifically included.

## LOCAL AUTHORITY

Cotswold District Council

**COUNCIL TAX:** Band F

**EPC:** Band D







## VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL7 1RE)

what3words: ///unziped.mended.broker

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82945

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	79

