



49 ALBION STREET  
STRATTON, CIRENCESTER



Cirencester 0.9 miles, Cheltenham 14 miles, Swindon 20 miles, Oxford 38 miles, Kemble Station 7 miles (London Paddington about 69 minutes)  
(all times & distances approximate)

## A character property tucked away in a tranquil setting with a garden and parking

**Ground Floor:** Porch • Sitting Room  
Kitchen Dining Room

**First Floor:** Double Bedroom • Bathroom

**Second Floor:** Double Bedroom with en-suite

**Outside:** Rear courtyard • Front garden • Parking for one car

For Sale Freehold

**Butler**   
**Sherborn**

### Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

### The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)



## ACCOMMODATION

49 Albion Street is a charming semi-detached home thought to originate from the 18th century with a beautifully presented living space arranged over three floors. On the ground floor is a lovely sitting room with a wood burner and study area which opens to a newly fitted Parlour Farm kitchen with seating for six. A door opens to the rear courtyard with useful access to the side lane. Upstairs is a light filled double bedroom and bathroom on the first floor and the main bedroom with adjoining shower room on the second floor.

## OUTSIDE

Accessed through two pedestrian gates is the front garden which faces south-east with a sunny stone terrace. There is private parking on the driveway for one car, as well as ample on street parking available, and a courtyard to the rear with useful storage.

## SITUATION & AMENITIES

In Stratton itself there is a shop and post office, two pubs and a primary school as well as Stratton House Hotel and Spa. Known as the capital of the Cotswolds, neighbouring Cirencester is a historic thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital, the highly regarded Barn Theatre, weekly Farmer's markets, several supermarkets, plus a large variety of independent shops, boutiques, pubs, and restaurants. A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking.

The larger centres of Cheltenham, Gloucester, Swindon, and Oxford are all within easy reach by car. Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (7 miles).

## LOCAL AUTHORITY

Cotswold District Council

**COUNCIL TAX:** Band C

## SERVICES

Mains water, drainage, electricity, and gas. Gas central heating. Underfloor heating in the en-suite shower room. 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 quasi-easements 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.

## 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.

**EPC:** Band D

## VIEWINGS

Please telephone Cirencester Office:  
T 01285 883740 or The London Office T 0207 839 0888.  
E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)







## DIRECTIONS (Postcode GL7 2HT)

From Cirencester take the Gloucester Road north heading through Stratton. Turn right into Albion Street and 49 will be found half way up on the left hand side and identified by a Butler Sherborn For Sale Board.

what3words: ///hand.slipping.marsh

**Butler  
Sherborn**

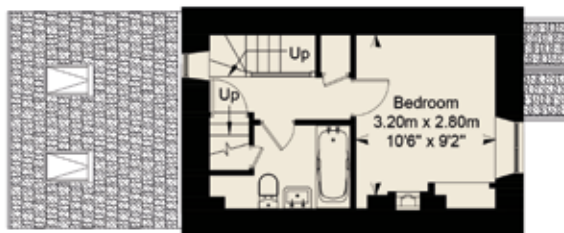
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



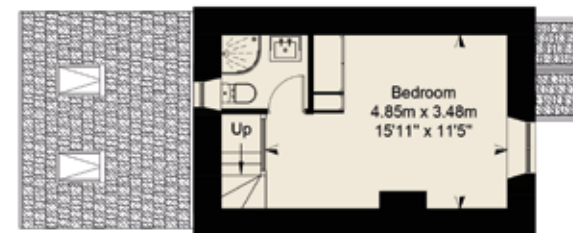
Approximate IPMS2 Floor Area  
House 75 sq metres / 807 sq feet

Simply Plans Ltd © 2025  
07890 327 241  
Job No SP3259

This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard



First Floor



Second Floor



**Disclaimer** 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. 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. 4. Please discuss with us any aspects which 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: March 2025. Particulars written: March 2025. Brochure by wordperfectprint.com

