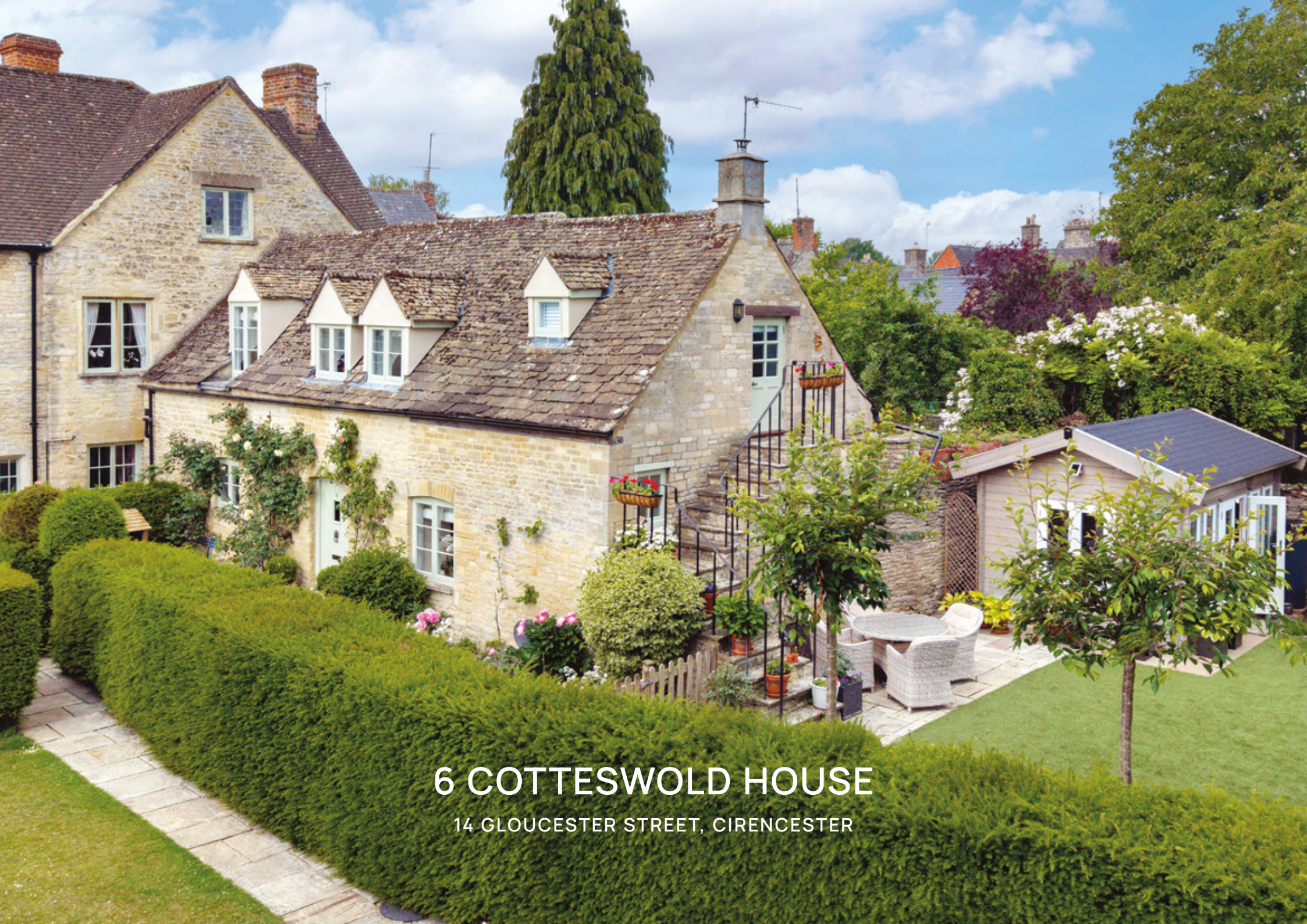




6 COTTESWOLD HOUSE

14 GLOUCESTER STREET, CIRENCESTER

Swindon 17 miles, Cheltenham 18 miles,
Kemble Station 3.5 miles (London, Paddington from
65 minutes) Swindon Station 16.4 miles
(London Paddington about 55 minutes)
(All distances and times are approximate)

**A beautifully renovated Grade II listed
cottage in a tucked away location
with a beautifully landscaped garden
and parking**

Ground Floor: Entrance Hall • Sitting/Dining Room
Kitchen/Breakfast Room • Cloakroom

First Floor: Two Double Bedrooms • Shower Room
Landing/Study with Laundry

Outside: Southeast Facing Private Garden
Summerhouse • Communal Garden • Parking Space
Pedestrian Access to Gloucester Street

Butler 
Sherborn

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DESCRIPTION

6 Cotteswold House is a beautifully presented Grade II Listed cottage situated to the rear of 14 Gloucester Street, a substantial mid to late 17th Century property. The tallet steps remain, suggesting that the building may once have been stabling with storage above . Now divided into six properties, number 6 occupies a stone wing to the rear and has been refurbished and remodelled by the current owners to a high standard. The accommodation is light and spacious, with a newly fitted Parlour Farm kitchen with Fisher Paykel appliances and a Quooker tap with water softener, a lovely open plan reception room with a recently installed Chesney wood burner, leading out to the garden. On the first floor are two spacious bedrooms with vaulted ceilings and storage now served by a luxurious shower room and landing with study area and fitted washing machine and tumble dryer.

Outside the landscaped garden with water feature offers a wonderful, sheltered space for summer entertaining and a summerhouse adds another occasional room to enjoy, currently serving as a workshop studio. With a private parking space as well as pedestrian access to Gloucester Street, it is a convenient yet peaceful retreat close to the centre of town.

6 Cotteswold House will suit those looking for a very special townhouse either on a full-time basis or as the perfect lock up and leave.

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. There are also regular markets.

Cirencester Cricket Club, Tennis Club and outdoor swimming pool are nearby. A gate to the 2,500 acre Cirencester Park is within a short stroll from the cottage. Open during the day, it offers fabulous walking.

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 (5 miles).

SERVICES

Mains water, drainage, gas and electricity. Gas fired central heating. Underfloor heating in Shower Room. SKY broadband. Garden irrigation system. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

TENURE

Leasehold 999 years from March 2006

SERVICE CHARGE

£1,045 for this year

GROUND RENT

£200 per annum

INSURANCE

£1,241.07

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.



LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band D

VIEWINGS

Viewing by appointment only. Please telephone Butler Sherborn Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 2DG)

Walking from the centre of Cirencester, continue along Dollar Street and straight onto Gloucester Street. Upon reaching the Corinium Hotel & Restaurant, turn right under the arch and through a gate. The gate to 6 Cotteswold House will be located on the left hand side.

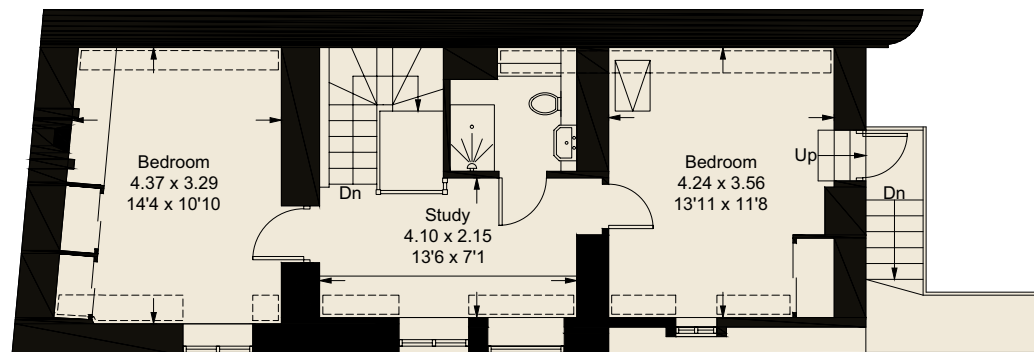
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By car, turn into Admiralty Row (Private) and park on the left in the second half of the parking area. Take the steps up at the end of this area and follow the path, the gate to No 6 will be found on the right.

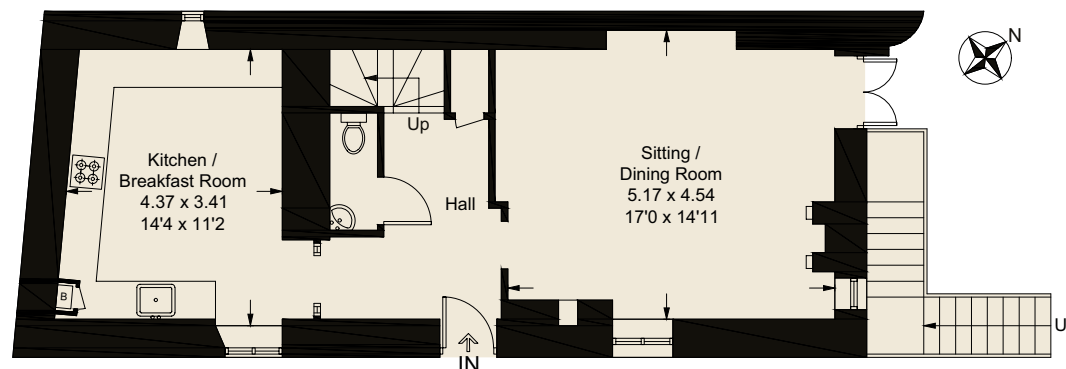
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First Floor



Ground Floor

Approximate Gross Internal Area = 106 sq m / 1141 sq ft
Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1223764)

 = Reduced headroom below 1.5m / 5'0"

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