



St James House

32 DOLLAR STREET, CIRENCESTER, GLOUCESTERSHIRE



St James House

32 Dollar Street, Cirencester, Gloucestershire

An outstanding Grade II* Listed Georgian townhouse in the historic centre of Cirencester

For Sale Freehold

GROUND FLOOR

Entrance Hall • Kitchen/Dining Room • Reception hall • Sitting Room • Cloakroom/Utility Room • Cellars with hatch access from the main house

FIRST FLOOR

Principal Bedroom with Shower Room • Ensuite Bedroom • Bedroom 3

SECOND FLOOR

Bedroom 4 En-Suite • Bedroom 5 • Cloakroom

OUTSIDE

Garden • Parking

Tetbury 12.5 miles, Cheltenham 15 miles, Swindon 15 miles, Burford 17 miles,
Kemble Railway Station 4 miles (London Paddington from 65 minutes), M4 (Junction 15) 17 miles
(All distances and times are approximate)



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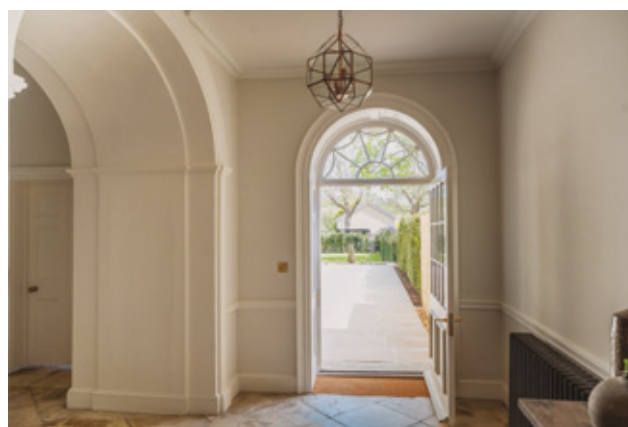
DESCRIPTION

30-32 Dollar Street comprises a set of three elegant town houses originally constructed in the Georgian era during the early 18th and early 19th centuries. The alteration and restoration of the Grade II* building was designed by leading classical architects at ADAM Architecture, and the renovation has been meticulously and expertly implemented by Architects Charles Mullineux Design, building firm ZOTA, and the current owner. Interior finish by Caroline Borgman Interior Design and Cotswold Grey.

External alterations have been kept to a minimum and confined to the rear of the building, including the reinstatement of private gardens, skilfully designed by Portus & Whitton Landscape Architects. Internal alterations have been limited and carefully considered to have the least impact on the historic significance of the buildings, all of which have beautiful Georgian detailing and architectural features, many of which have been uncovered for the first time in many years.

During the restoration, architectural discoveries have included original cornicing and ceiling roses that had been hidden under false ceilings; marble fireplaces that were boarded up; original oak timbers and beams; and a central oval roof lantern, in Pittville style. The renovation has brought 21st century comforts without compromising character. The feeling throughout is one of light and space, with each house fitted with beautiful family kitchens and modern bathrooms with smart fixtures and fittings. Each house has also been rewired, replumbed, and fitted to enable full fibre internet (with a hardwired router on each floor).

With a keen eye for detail, St. James House has been finished to an exactly high standard throughout, and boasts an abundance of charming Georgian features including sash windows with original shutters, original flagstone flooring, beautiful original fireplaces, and ornate plasterwork.



Perhaps its most striking feature is the magnificent original stone counter levered staircase running the full height of the house and crowned with a smart oval lantern and sky-light which has been beautifully restored and sets the atmosphere of the house with a real feeling of space and grandeur.

The house is set back from the street behind newly planted yew hedges with a flight of stone steps up to front door. The layout is well configured, and the lateral space is primarily arranged over three floors, which due to its East/West orientation has an abundance of natural light throughout the day.

Downstairs

As you enter the stone flagged hall on the ground floor you are immediately aware of a feeling of space and light, and are presented with a green view right the way through to the garden at the rear. Double half-glazed doors with fanlight lead into the kitchen at the front with soaringly high ceilings, a marble fireplace and bespoke, handmade cabinetry and worktops that have been meticulously designed to provide a sociable yet functional kitchen for all to enjoy. Included is a fitted American-style fridge freezer, wine fridge, integrated dishwasher, oven, integrated microwave, warming drawer and large induction hob. The large island in the centre includes a useful and informal breakfast bar and there is plenty of space in the room for a more formal dining area.

At the rear is a generous and elegant sitting room which boasts 4m+ high ceilings, ornate marble fireplace with carved neoclassical motifs, delicate cornicing, and sash windows with their original shutters. This room is perfect for both formal entertaining or indeed more relaxed occasions with a real feeling of calm and warmth. Hardwood flooring complements this room further and ensures utmost practicality.





Off the hall is also a well-fitted utility room which is a wonderful practical space with a butlers sink and bespoke joinery. Under the main stairs gives access to two bespoke cupboards which serve a useful and practical solution to everyday storage.

Upstairs

On the first floor the well-proportioned rooms continue with a luxurious principal suite at the rear complete with a shower room with walk in shower. At the front of the house is a handsomely proportioned second or guest bedroom and a bathroom. This floor also includes a further bedroom or

what could be an additional sitting room should buyers wish. This particular room benefits from a stunning neo-classical plasterwork ceiling, cornicing, an original fireplace and beautiful period windows.

The top floor has two further bedrooms, bathroom and separate Cloakroom.

OUTSIDE

Outside there is a generous, newly-landscaped private garden with turfed lawn, and an expansive terrace. The garden has been finished with limestone paving, that perfectly complements the stone of the house. Brass lighting features have been provided, plus the opportunity for a buyer to personalise the garden extensively with further planting, lighting and other features. At the bottom of the garden there is private parking for 3 cars, which is accessed via a shared electric gate at the rear of the property.





SITUATION & AMENITIES

Dollar Street is a highly sought after street in the historic centre of Cirencester just a 5-minute stroll from the market square and consisting of a pretty mix of period buildings, predominantly 18th century stone town houses.

Much of central old Cirencester is owned by the Bathurst estate, making it a rare opportunity to purchase a private house in this area. The location offers a wide choice of amenities within easy walking distance, with boutiques, independent shops including family butchers Jesse Smith & W.J. Castle, and fantastic pubs and restaurants, such as Sam and Jak's. A local farmers market is held on the

2nd and 4th Saturday of each month and the town has several supermarkets including a large Waitrose. The Pig in neighbouring Barnsley is within a 10-minute drive with an excellent reputation for championing local produce.

Located within the Cotswold AONB, the town is surrounded by glorious rolling countryside with superb walking on its doorstep. Some beautiful nearby valleys provide views and host rare flora and fauna including native orchids.

There is excellent riding, with bridlepaths in and around Cirencester Park, where it is possible to ride all day and

barely cross a road, and easy access to both Cirencester Park Polo Club and Westonbirt Polo Club. Further sporting opportunities in the area include Cheltenham Racecourse, watersports at the Cotswold Water Park, padel at Elkstone Studios and a good availability of golf courses, tennis clubs and shooting facilities.

There is a fantastic choice of highly regarded schools in the area, including Beaudesert Park, Pinewood, Powell's Primary School, Marling, Stroud High, Pate's Grammar, Westonbirt, Rendcomb College, and the Cheltenham Colleges.

HISTORICAL NOTE

The historic town of Cirencester has been a thriving market town ever since it was first established as a cavalry fort by the Romans shortly after the Emperor Claudius' invasion of Britain in around AD 43. The town wears its past proudly on its sleeve boasting a beautiful array of period stone buildings from across the centuries.

Dollar Street is a medieval street close to the ancient Abbey of Cirencester, the biggest and wealthiest of the five Augustinian houses founded by Henry I and consecrated in the presence of his son Henry II in 1176. The Abbey's gatehouse and dole hall, where the abbots of Cirencester would distribute donations to travellers and the poor, was located here and gave its name to the street, with the word 'dollar' being a medieval corruption of the word 'dolehall'.

Number 30 is believed to date from 1725. Numbers 32 and 32a date from the early 19th century and have an interesting architectural claim of being built for the prominent local figure Joseph Pitt, who was famed for developing Pittville Spa in Cheltenham. Pitt was a lawyer of humble origins who later became a banker and property developer, going on to become the single largest landowner in Cheltenham and MP for Cricklade.

Dollar Street House served as the office for Rothschild Investment Limited prior to being acquired by the current owners who have restored it and returned it to its original function as distinguished, private dwellings.

Formerly known as Dollar Street House, the elegant Grade II* listed buildings which now make up numbers 30-32 Dollar Street were constructed in the Georgian period.'





SERVICES

Mains water, electricity, gas and drainage. The property benefits from a 10-year NHBC guarantee.

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation..

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

EPC

Band C

VIEWINGS

Please telephone Butler Sherborn, Cirencester Office:
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DIRECTIONS

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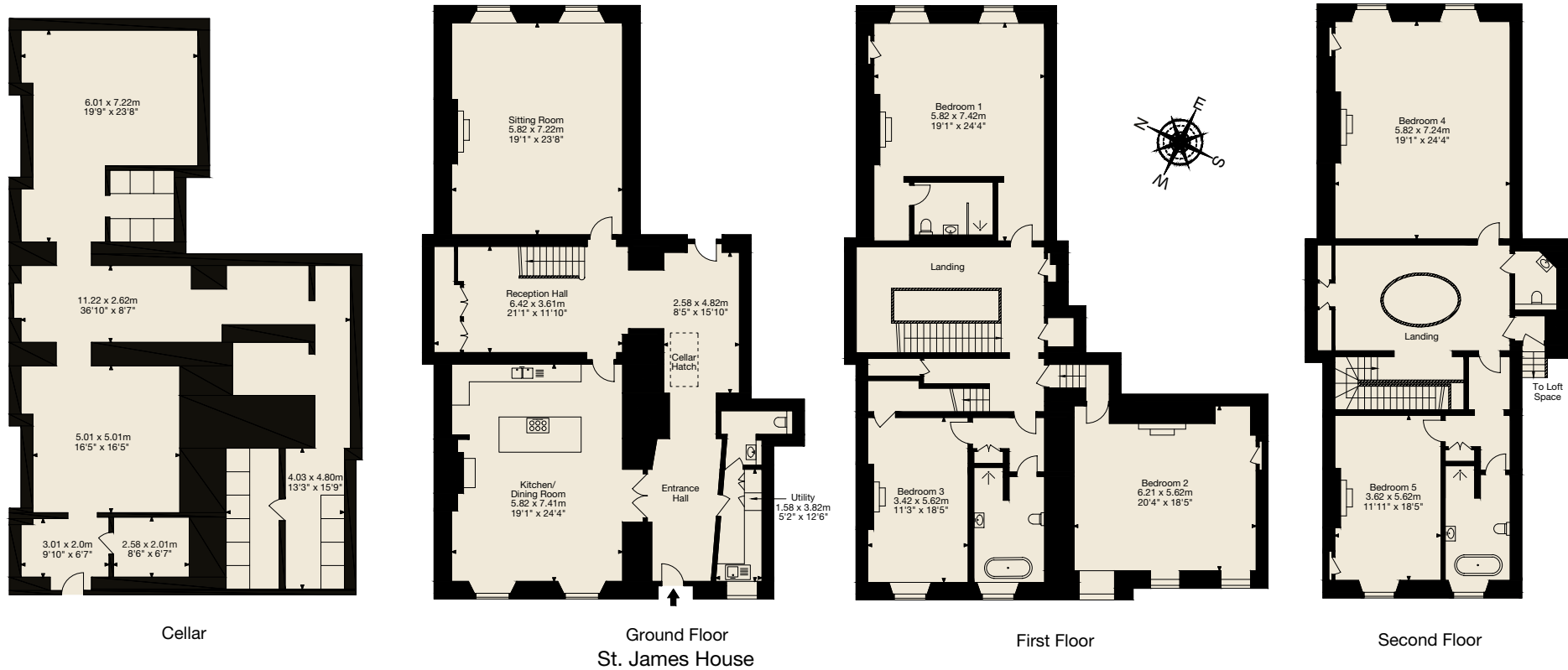
Gross Internal Area (Approx.)

Main House = 443 sq m / 4,768 sq ft

Cellar = 163 sq m / 1,754 sq ft

Total Area = 606 sq m / 6,522 sq ft

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
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