

WORCESTER HOUSE, CIRENCESTER



WORCESTER HOUSE, 54 CHESTERTON LANE, CIRENCESTER, GL7 1TR

AN IMPRESSIVE, DETACHED VICTORIAN 'LANDMARK' RESIDENCE WITH STYLISHLY PRESENTED ACCOMMODATION LOCATED WITHIN LESS THAN A MILE OF THE HISTORIC MARKETPLACE.

The property

Worcester House proudly sits on a corner position on the peripheral of the town centre. Dating back to the late 1800's, this sophisticated family home offers generously proportioned accommodation including high ceilings and large sash windows, flooding the property with natural light.

Over recent years this period property has been transformed into an elegant and fashionable residence paying particular care to compliment the Victorian era with sympathetic modern facilities.

The original and formal entrance is located at the front, however for ease entering at the rear is far more suitable for everyday living.

On the ground floor, the wide reception hall with central staircase runs from the front to the rear of the house and divides the

principal reception rooms. The refined 25ft drawing room with separate dining room at the rear, enjoys a delightful bay in addition to three sets of double-glazed sash windows, all with shutters, and in the corner, there is an attractive limestone fireplace with wood burner. The second reception room provides a more cosy and casual family room, also benefiting from two double-glazed sash windows with shutters, a limestone fireplace with wood burner and access into the bright kitchen/breakfast room with a partial glazed roof and glazed side panels. The heart of room is the centrally located range cooker with bespoke kitchen wall and base units with drawers carefully designed to enhance it. French doors open directly onto the south facing sunken terrace making it a perfect place for al fresco dining. Also on this level is the cloakroom and access down to the two cellar rooms.

ACCOMMODATION

Entrance Hall • 25ft Drawing/Dining Room • Family Room • Kitchen/Breakfast Room Cloakroom • Cellar • Master Bedroom with Dressing Area and Ensuite Shower Room • Four Further Double Bedrooms • Family Bathroom

Like the hallway, the landing delights in the same generous dimensions with a mezzanine family bathroom and a further staircase leads to the top floor. The main bedroom suite with three double glazed sash windows and shutters, an ornate fireplace, an oak floor and ensuite shower room with dressing area. Another ornate fireplace is the focal point of the guest's bedroom which also has the advantage of a double-glazed sash window with shutters.

Three further double bedrooms are located at the top of the house, two are utilized as teenager's bedrooms and the other a home office.

With 2380 sq ft of accommodation (excluding basement), this imposing house offers much versatility and great convenience, perfect for a growing family.



Situation

Often referred to as the 'capital of the Cotswolds', Cirencester is a buzzing hive of activity with a rich historical past. Today a diverse business community is thriving on a local, national and international scale. Cirencester oozes character and charm with hidden courtyards and winding streets leading to the town's marketplace where weekly markets and a farmers' market are held. The elegant parish church of St John the Baptist dominates the centre and is one of the largest medieval churches in Gloucestershire. With a growing number of independent shops, great restaurants, traditional pubs and quirky cafes, Cirencester is a bustling town with much to offer. Kemble Station offer direct train links to Paddington London.

WITHIN EASY REACH...

Kemble Train Station – 5.2 miles

Cheltenham – 17.2 miles

Swindon – 17.5 miles

Gloucester – 20.7 miles

Bristol – 40.3 miles

All distances are approximate

Ofcom: Broadband – Ultrafast.
Mobile Coverage: Outdoor is good,
indoor is mainly good.

Services: Gas Central Heating.





Outside

A well-established hedge wraps around the front and side of the house with a wooden pedestrian gate giving access to the front door. Within a Cotswold stone wall, double wooden gates denote the drive's entrance off Somerford Road. A gravelled area in addition to a wooden double car port creates parking for several vehicles. The rear entrance is located through the carport to a picket fence and gate, opening onto a central brick paved path with level lawns on either side. The enclosed south facing walled garden with its wide flower borders has a variety of shrubs and trees scattered around. A further picket fence with trellis partition segregates the main part of the grounds from the private sunken sun terrace and paved patio areas. A detached Cotswold stone barn benefits from two storeys and houses the utility area and much useful storage for bikes etc. Log Store.



OUTSIDE

*Private Parking • Double
Carport with Electric
Charging Point • Walled
Garden • Sunken Sun Terrace
Paved Patio • Detached
Cotswold Stone Barn
Housing Utility Area*



Useful Information

Tenure: Freehold.

Postcode: GL71TR.

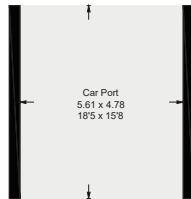
Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

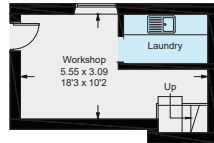
Local Authorities: Cotswold District Council. Council Tax Band F and EPC rating D.

Worcester House

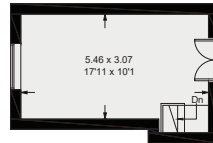
Approximate Gross Internal Area = 221.1 sq m / 2380 sq ft
 Basement (Including Cellar) = 41.8 sq m / 450 sq ft
 Outbuilding = 34.8 sq m / 374 sq ft
 Total = 297.7 sq m / 3204 sq ft (Excluding Car Port)



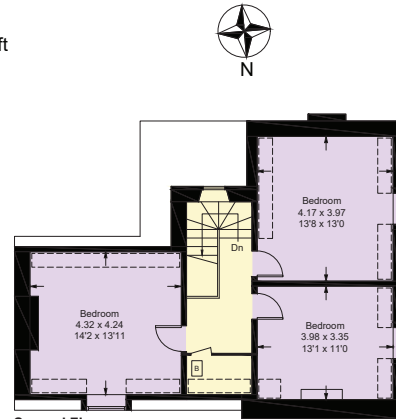
Car Port



Outbuilding - Ground Floor

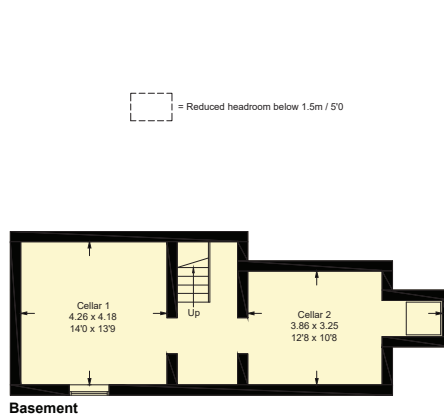


Outbuilding - First Floor

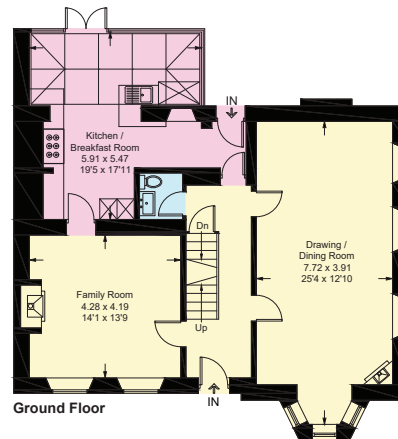


Second Floor

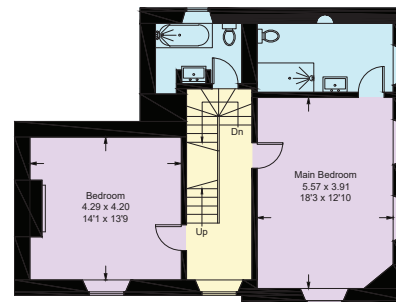
= Reduced headroom below 1.5m / 5'0"



Basement



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID877294)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

WHITAKER
SEAGER
ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.