



**40 Chester Street, Cirencester, Gloucestershire, GL7 1HG**  
**Asking Price £425,000**

**Cain & Fuller**

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: [info@cainandfuller.co.uk](mailto:info@cainandfuller.co.uk) • [www.cainandfuller.co.uk](http://www.cainandfuller.co.uk)

**Cain & Fuller**

40 Chester Street offers applicants a unique opportunity to acquire a refurbished and extended Cotswold stone town house located within a Conservation area within the very heart of Cirencester town close to a full range of amenities and facilities including a selection of parks. The cottage under went refurbishment by the current vendors in recent years and now offers flexible attractive living space with an array of character features including open cotswold stone fireplaces to both reception rooms, selection of original stripped wood floors and doors, attractive timber period windows and useful cellar. The property benefits from an extension to the rear of the with fitted modern kitchen with range of storage, picture window and door opening onto the rear garden. To the first floor there are two double bedrooms, one with pleasant views to the street the other with far reaching aspect onto St Micheals Park to the rear. The first floor further benefits from a contemporary white family bathroom fitted to a high standard with window to rear, and a good sized landing with staircase leading to the useful loft room which has skylight window to the rear aspect. An outstanding feature of the cottage is the rear garden benefiting from a sunny westerly facing aspect and being fully enclosed creating a safe and secure environment for young children or small animals. The garden is mainly laid to lawn and is of a great size for a town property measuring approximately. 70 ft in depth. It is very secluded and has the added advantage of a lovely aspect backing onto St Micheals Park. At the rear of the garden there is a detached studio measuring 12ft x 11'9" insulated with power and light, this could create a great home office for those who work from home on a dailey basis. We recommend early viewing of this unique Cotswold Stone town house properties in Chester Street are rarely available call the vendors sole agent Cain & Fuller in Cirencester for a viewing

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## **Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times, today it is a thriving market town.. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon

## **Amenities**

Chester Street is in a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading

## **Outside**

An outstanding feature of the cottage is the rear garden benefiting from a sunny westerly facing aspect and being fully enclosed creating a safe and secure environment for young children or small animals. The garden is mainly laid to lawn and is of a great size for a town property measuring approximately. 70 ft in depth. It is very secluded and has the added advantage of a lovely aspect backing onto St Micheals Park. At the rear of the garden there is a detached studio measuring 12ft x 11'9" insulated with power and light, this could create a great home office for those who work from home on a dailey basis

## **Council tax**

Band C

## **Parking in Chester Street**

Parking is unrestricted in Chester Street and available on both sides of the street which is attractive for residents.

## **Mobile and broadband**

We reccomend purchases go to Ofcom for full details in the area.

## **EPC**

To follow

## **Cellar**

The cottage boasts a cellar ideal storage for a town cottage.

## **Viewing**

Through cain and fuller in Cirencester

## **Agents note**

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.

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.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering 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





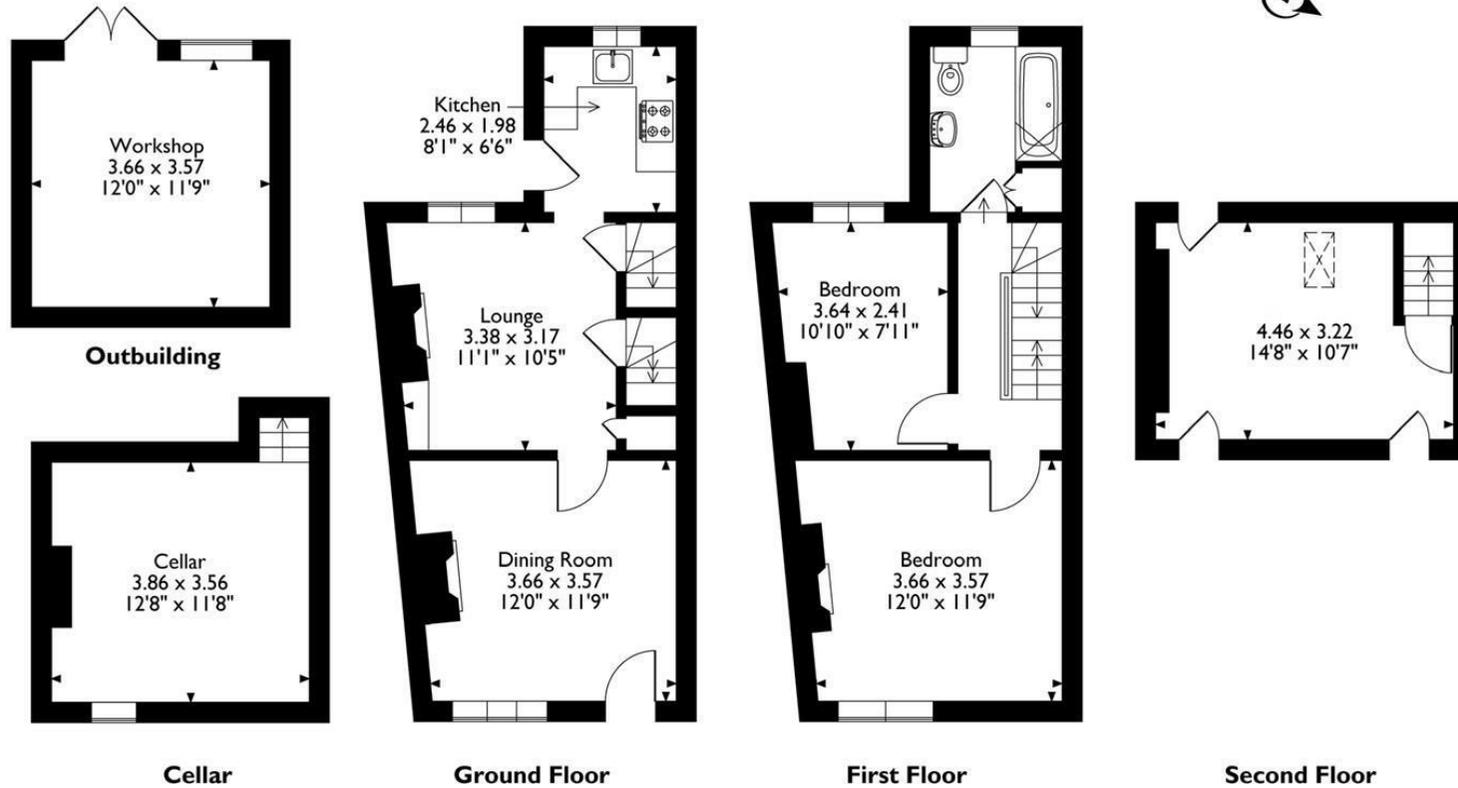
40, Chester Street, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 96 Sq M/1034 Sq Ft

Outbuilding = 13 Sq M/140 Sq Ft

Total = 109 Sq M/1174 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.