



Belstone House, Church Street, Cirencester, GL7 1LE
Chain Free £525,000

Cain & Fuller

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Cain & Fuller

An elegant detached home with beautifully balanced family accommodation in the heart of the Capital of the Cotswolds. Occupying a prestigious position on historic Church Street, Belstone House is an attractive detached residence offering generous, well-proportioned accommodation, a secluded rear garden and an exceptional town-centre setting. Combining well proportioned family living space with contemporary finishes and four double bedrooms, the property presents a rare opportunity to enjoy Cotswold living within easy walking distance of Cirencester's vibrant Market Place, independent shops, cafés, restaurants and green open spaces.

Call the vendors sole agent Cain & Fuller for a viewing

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The Property

Belstone House has been thoughtfully maintained to provide spacious and versatile accommodation, perfectly suited to modern family life.

The welcoming principal reception room is a particularly impressive space, enjoying a dual-aspect outlook that fills the room with natural light. A feature open fireplace provides a charming focal point, while direct access to the rear garden creates an effortless connection between the indoor and outdoor living spaces, making it equally suited to entertaining and everyday family life.

At the heart of the home is a recently refitted contemporary kitchen, finished to a high standard and fitted with a quality selection of integrated appliances. Designed with both practicality and style in mind, it offers an excellent space for cooking, dining and family gatherings.

Complementing the kitchen is a useful utility room, providing valuable additional storage and laundry facilities while helping to keep the main living areas uncluttered.

The property further benefits from a stylish modern family bathroom, finished in a contemporary design with quality fittings, along with a convenient downstairs WC, ideal for family living and visiting guests.

Accommodation

Belstone House offers generous and well-balanced accommodation throughout, including four well-proportioned double bedrooms, providing flexible living for families, guests or those requiring dedicated home-working space.

The combination of spacious reception areas and comfortable bedroom accommodation creates a home that is both elegant and practical.

Gardens

To the rear, the property enjoys a secluded private garden

offering a peaceful retreat in the heart of the town. The garden provides an ideal setting for outdoor entertaining, family recreation or simply relaxing in a sheltered environment

Lifestyle and Location

Lifestyle & Location

Church Street is one of Cirencester's most desirable residential addresses, appreciated for its attractive period architecture and exceptional convenience.

Belstone House is ideally positioned within walking distance of:

- Cirencester Market Place
- Independent boutiques and cafés
- Restaurants and traditional public houses
- Cirencester Park
- Local parks and green spaces
- Well-regarded primary schools
- Leisure and sporting facilities
- Everyday amenities

The property also enjoys excellent road links to Cheltenham, Swindon, Oxford and the wider motorway network, while nearby Kemble Station provides direct rail services to London Paddington.

Why You'll Love Belstone House

- Prestigious Church Street location
- Elegant detached home
- Four generous double bedrooms
- Well-proportioned family accommodation
- Recently refitted contemporary kitchen with integrated appliances
- Dual-aspect principal reception room
- Character open fireplace
- Direct access to the secluded rear garden
- Modern family bathroom

- Convenient downstairs WC
- Practical utility room
- Walking distance to parks, highly regarded primary schools and the town centre
- Outstanding Cotswold lifestyle

Viewing

Through the vendors sole agent 7 days a week

Church street parking

As with many central streets in Cirencester church street offers its residents unrestricted on street parking which the present vendors find very satisfactory.

Council Tax

Band E

Mobile and broadband

We suggest purchasers go to Ofcom for details

Tenure

Freehold

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.

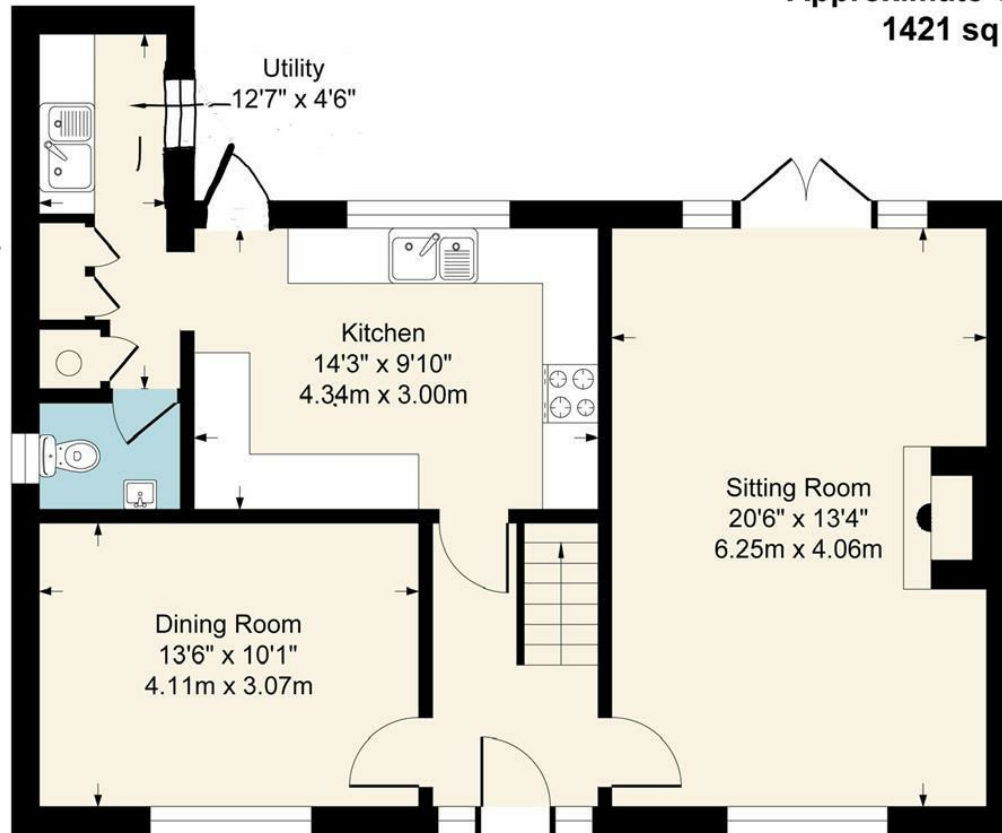
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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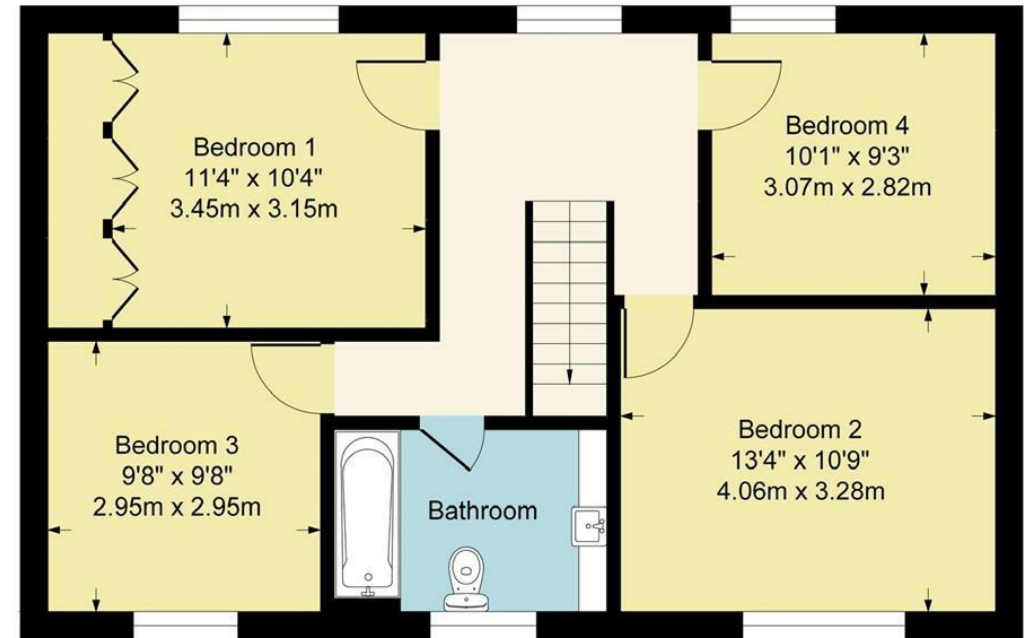




**Approximate Gross Internal Area
1421 sq ft - 132 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.