



9 AND 9A THE MEAD

Cirencester, Gloucestershire



9 THE MEAD CIRENCESTER

A detached family house with secondary accommodation, off street parking and landscaped gardens set within the heart of Cirencester.

			EPC
4-5	1-2	2-3	D + C

Local Authority: Cotswold District Council Council Tax band: 9: F, 9A: A Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating.

Distances: Kemble Railway Station 4 miles (London Paddington from 65 minutes) | Tetbury 12.5 miles | Cheltenham 15 miles
Swindon 15 miles | Burford 17 miles | M4 (Junction 15) 17 miles (all distances and times are approximate).

Directions: What3Words ///gathering.answer.baroness

Guide Price: £1,250,000

THE PROPERTY

9 The Mead is a substantial and beautifully proportioned four bedroom family house with the benefit of a self-contained one bedroom annexe, set within one of Cirencester's most discreet and sought-after central addresses. Developed in 1933, The Mead is an exclusive and peaceful enclave of fewer than a dozen detached and semi-detached houses, quietly tucked away yet just a short walk from Cirencester's Market Place. Number 9 sits in a particularly favourable position towards the end of the road, enjoying a high degree of privacy and an abundance of off street parking. The house offers light-filled, well-balanced accommodation with excellent proportions throughout, creating a wonderful sense of space for both family living and entertaining. A key feature of the property is the self-contained annexe, positioned to the side of the house. Thoughtfully arranged with its own front and rear access, it comprises a generous living room, kitchen, double bedroom and bathroom, along with a section of garden that could be enclosed to create a private outdoor space. The annexe has previously been connected to the main house and could be easily reintegrated if required, offering complete flexibility depending on a buyer's needs. Ideal for multi-generational living, guest accommodation, or independent living for older children, the annexe enhances the property's versatility while retaining the ability to function seamlessly as one principal home.





SITUATION

A wide range of amenities are within easy walking distance, including boutiques, independent shops, and well-regarded local favourites such as Jesse Smith and W.J. Castle. There is also an excellent selection of pubs, caf  s and restaurants, including Sam and Jak's. A popular farmers' market is held twice monthly, while several supermarkets, including Waitrose, serve everyday needs. For dining further afield, The Pig at Barnsley is around ten minutes by car and is renowned for its focus on local produce.

Set within the Cotswold Area of Outstanding Natural Beauty, the town is surrounded by rolling countryside, with excellent walking from the doorstep. Nearby meadows and valleys offer beautiful scenery and rich wildlife.

The area is ideal for equestrian pursuits, with extensive bridleways around Cirencester Park and access to both Cirencester Park and Westonbirt Polo Clubs. Leisure options nearby include Cheltenham Racecourse, the Cotswold Water Park, padel at Elkstone Studios, and a strong selection of golf courses, tennis clubs and shooting estates.

The A417 provides access to Junction 15 of the M4, while Kemble Station (4 miles) offers direct trains to London Paddington from around 65 minutes.

There is an excellent choice of respected schools nearby, including Beaudesert Park, Pinewood, Powell's Primary, Marling, Stroud High, Pate's Grammar, Westonbirt and Cheltenham College.





GARDENS

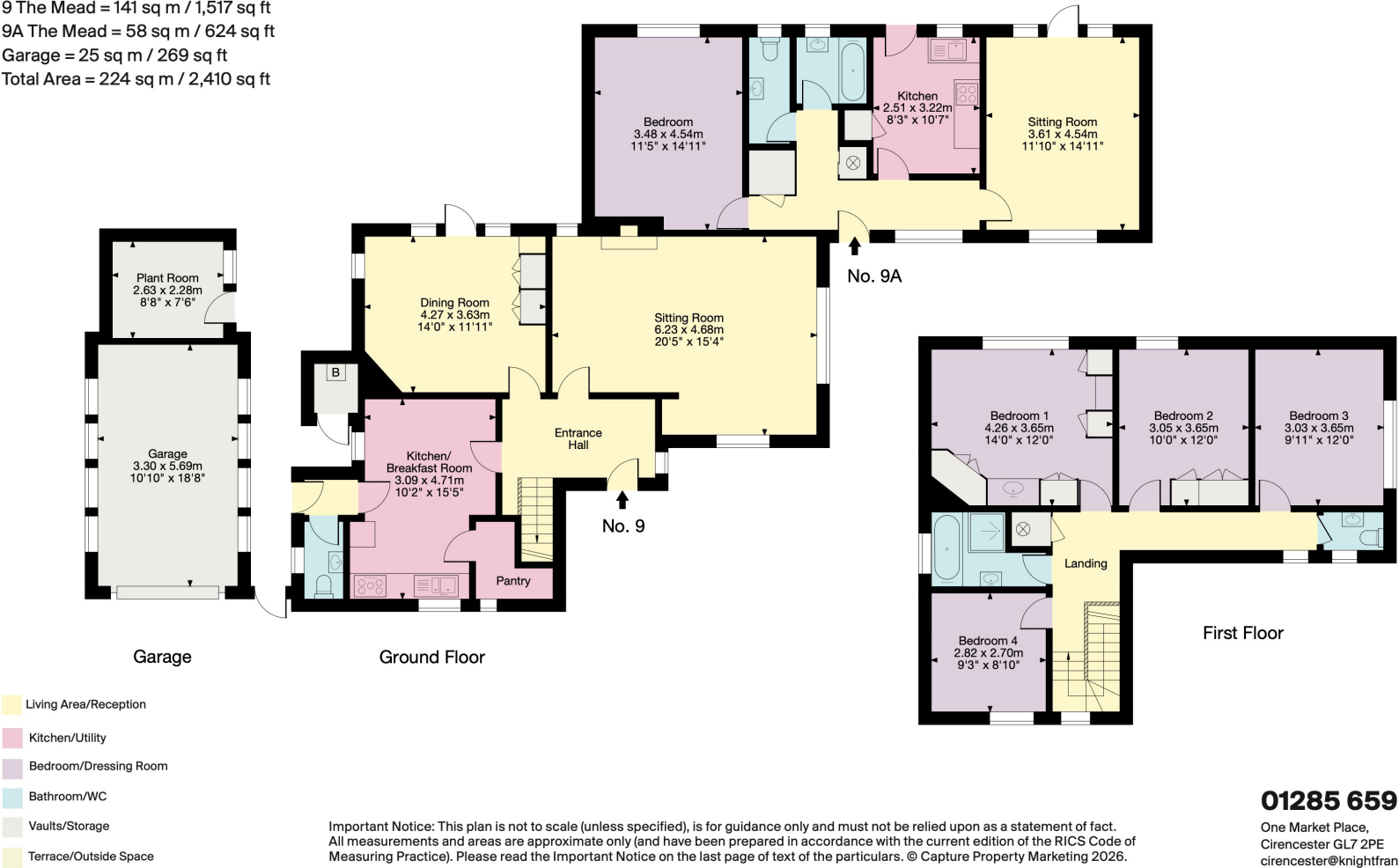
The house sits comfortably within its plot, approached via a generous forecourt providing ample off street parking. To the rear, the beautifully landscaped south-westerly facing gardens enjoy excellent afternoon and evening sun. Predominantly laid to lawn, they are complemented by well-stocked mature flowerbeds, creating both colour and privacy throughout the seasons. An outdoor swimming pool forms a wonderful focal point, ideal for summer entertaining.

Gated access to the rear leads directly on to a footpath on Barton Lane, providing a convenient and picturesque route into Cirencester Park, up to Thomas Street and into the centre of Cirencester, or a short Walk to Waitrose.

The Mead

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Gross Internal Area (Approx.)
9 The Mead = 141 sq m / 1,517 sq ft
9A The Mead = 58 sq m / 624 sq ft
Garage = 25 sq m / 269 sq ft
Total Area = 224 sq m / 2,410 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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