



33 DYER STREET

Cirencester, Gloucestershire



A RECENTLY REFURBISHED GRADE II LISTED GEORGIAN TOWNHOUSE WITH PARKING AND PRIVATE GARDENS, WITHIN WALKING DISTANCE OF THE HISTORIC TOWN CENTRE.

Distances: Kemble Station 4.7 miles (London Paddington from 75 mins) | Tetbury 10.6 miles | Swindon Station 15.5 miles (London Paddington from 50 mins) | Cheltenham 16.4 miles | Gloucester 19.3 miles | Bath 34.8 miles | Bristol Airport 62.7 miles | Birmingham Airport 72.3 miles | London Heathrow 82.5 miles | Central London 90 miles
(All distances and times are approximate).

Tenure: Freehold

Services: Mains water, electricity, gas and drainage. Broadband connected.

Local authority: Cotswold District Council

Council Tax Band: TBC

EPC: D

Directions: Postcode: GL7 2PP

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Guide Price: £2,250,000

SITUATION

Cirencester lies at the heart of the Cotswolds, blending historic market-town charm with a vibrant contemporary feel. Known as the “Capital of the Cotswolds,” it offers independent boutiques, welcoming cafés, and a thriving market, all set against a backdrop of honey-coloured stone architecture and rolling countryside. The surrounding landscape provides the perfect balance of rural tranquillity and community life.

Nearby Cheltenham brings a rich cultural and sporting scene. Renowned for its Regency architecture, acclaimed festivals, and the world-famous Cheltenham Festival, the town combines elegance, entertainment, and excellent shopping, all within easy reach.

The area is exceptionally well served by schools, including Beaudesert Park, The King’s School, Wycliffe College, Cheltenham College, Cheltenham Ladies’ College, Kingswood, Marlborough, and Westonbirt, together with a strong selection of state and grammar schools, including Pate’s Grammar School, Stroud High School, and Marling School.

Communications are excellent. Direct rail services from Kemble reach London Paddington in around 75 minutes, while road links via the A417/A419 provide convenient access to the M4 and M5, connecting Bristol, Bath, Oxford, Cheltenham, Gloucester, Birmingham, and beyond. Heathrow, Bristol, Birmingham, and Gloucestershire airports are all readily accessible.

Sport and leisure opportunities are extensive, with golf at Cirencester, Cheltenham, and Minchinhampton; sailing and water sports at the Cotswold Water Park; and polo in Cirencester Park.



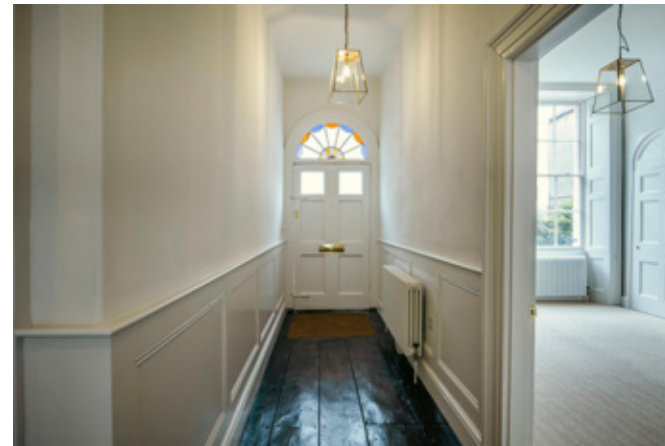
THE PROPERTY

Set on one of Cirencester's most distinguished streets, right in the heart of town, The Mews House is an elegant Grade II listed Georgian townhouse. Behind its beautifully preserved Cotswold stone facade lies a home that has been comprehensively restored for modern family living. Georgian proportions remain throughout with tall ceilings, sash windows with working shutters, and delicate cornicing, all carefully restored to their former glory.

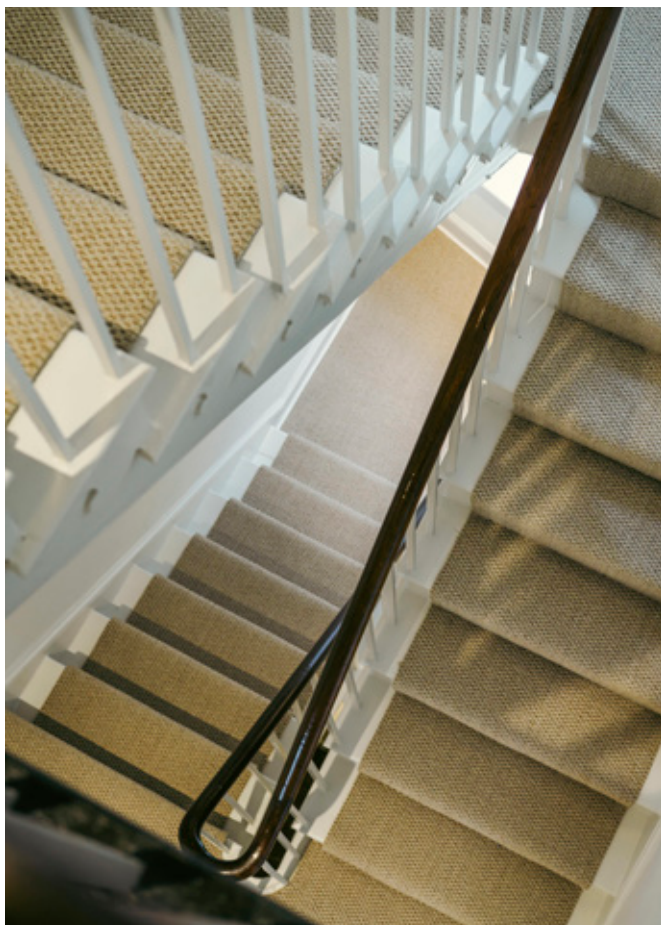
The main reception rooms are bright and beautifully balanced, combining period character with everyday comfort. Original fireplaces provide focal points, while to the rear, the house opens into a more relaxed arrangement of living spaces, including a thoughtfully reimagined kitchen and breakfast room designed for cooking, gathering and entertaining.

Upstairs, the generous bedrooms feel calm and effortlessly elegant, with proportions taking centre stage. The principal bedroom is spacious and bright, and benefits from a dressing room as well as an en suite bathroom and shower room. There are four further bedrooms and two further family bathrooms set over the second and third floors. Newly finished bathrooms introduce a clean, contemporary contrast, combining simplicity with quality craftsmanship.

The Mews House offers exceptional flexibility and scope, whether as a substantial family home or an evolving private residence.









OUTSIDE

Outside the walled garden is level, private and surprisingly peaceful for such a central location within Cirencester. Mature planting softens the boundaries, while a gated driveway provides ample parking, a rare and valuable feature for a house of this age and setting.







We would be delighted
to tell you more.

Rupert Sturgis
01285 882 001
rupert.sturgis@knightfrank.com

Knight Frank Cirencester
One Market Place
Cirencester
GL7 2PE

Ian Daniels
07551 251 159
ian@thecountryhousedepartment.com

The Country House Department
The Wooden Barn,
Little Baldon, Farm,
Oxford OX44 9PU

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.