Tower Street Cirencester



Tower Street Cirencester GL7

• A stunning town house in the beautiful market town of Cirencester •
• Four double bedrooms • Spacious lounge • Basement •
• Beautiful open plan kitchen, dining & lounge space •
• Utility room • Study / Office / Gym • Downstairs WC • Family bathroom •
• Primary bedroom with large en-suite bathroom •
• Fabulous private rear garden with terrace and garden room •

A stunning four bedroom town house in beautiful Cirencester

In summary, a stunning town house in the sought after market town of Cirencester. This beautiful home has 4 double bedrooms (1 en-suite), downstairs WC, a study / office / gym, open plan kitchen & dining space, utility room, family bathroom, private rear garden with rear access and garden room.

Vendor's comments: '*Moving to Tower Street was a life changing moment in my life having lived in villages prior to that. From the moment I finished my working week's travel I parked up and had access to the town's amenities and social offers, all by foot. Furthermore, as a cycling enthusiast, Tower Street proves an easy exit to the open country roads that surround this wonderful town. Throughout the 20 years of owning this beautiful house, it has provided the perfect, flexible home for our family and that of my daughter after I moved abroad. Now entering retirement and only visiting the UK occasionally it is time to allow it to be loved and cherished by a new family. I hope whoever purchases it will have as much fun, celebration and enjoyment as we have appreciated.*
** Overall, our home balances character with everyday practicality, offering plenty of entertaining space and flexibility for our large family.*'

The **entrance hallway** welcomes you into this stunning home from the front door. To the right is access to the dining room & kitchen spaces. To the end is a WC, stairs down to the basement, and another staircase to taking you to the first floor. The floor is carpeted, with a radiator, high ceiling and period features..

The **dining space** is a beautiful room, with lovely wooden flooring, a large window for natural light and a beautiful feature fireplace. This room was primarily used as a lounge. The space is open planned guiding you to the kitchen and is accessed from the entrance hall.

The **kitchen** is a lovely space and is the heart of the house. The wooden flooring flows from the dining space. There is plenty of cupboards and worktops. The kitchen is a modern shaker style with a double gas oven, integrated dishwasher and island.

The **second reception** area has direct access to the rear garden through double patio doors. Wooden flooring continues from the kitchen, and this bright space benefits of double Velux windows and a semi-vaulted ceiling. This room can be utilised as the dining space or play area.

The **utility room** is located off the second reception. This space has plumbing for all appliances, has lots of cupboard and worktop space (matching the kitchen), and a Belfast sink. There is a window looking out to the rear and has wood effect flooring.

There is a **WC** located at the end of the entrance hall. Has a white basin and toilet with a radiator.

The **basement** is accessed from the staircase off the entrance hall. It has been professionally tanked. There is a large **double bedroom** with a window for natural light. There is a radiator, carpeted flooring and enough space for any bedroom furniture. There is a further room in the basement which is the ideal **study, office or gym.** It has a small window, a radiator and carpeted flooring.
Adjacent to the rooms is a small space which has a sink with storage and coat hooks.

The **family bathroom** is located at the top of the stairs on the first floor. This spacious room has a separate shower cubicle, bathtub with splash back tiles, a towel radiator, two windows and tiled flooring.

A **double bedroom** is located on the first floor. There is a window looking out to the rear garden. There is carpeted flooring, a radiator and a lovely feature fireplace.

There is a wonderful room looking out to the front of the house. This beautiful room is currently used as a **lounge**, but was initially a large **double bedroom**. There are two large windows for lots of natural light, wooden flooring, a radiator and a lovely feature fireplace.

On the second floor there is a fabulous top floor **bedroom suite**. This room has two large windows, carpeted flooring and a radiator, a fireplace and benefits from a spacious **en-suite bathroom**.

The **en-suite bathroom** is a spacious room with a separate walk-in shower and a large corner hydro bath tub - the perfect way to relax. A large window attracts plenty of light and there is an airing cupboard and towel radiator.

The **private rear garden** is the perfect retreat. This low maintenance garden has terraced areas and a large garden room to the rear. There is a gate for access. This wonderful space is ideal for those summer BBQs with friends.

Sq ft size: 2019 approx square feet

Broadband connectivity availability: Full fibre.

Mobile coverage: 5G & 4G voice & data.

Council Tax: F.

Tenure: Freehold.

Additional:
During the owners 20 years at Tower Street, they have extended the ground floor to create the office/dining area with ceiling vents etc. to create a through to the kitchen. The open space area is now highly flexible in its use. This work was undertaken in **2007 - 2008**.

The garden has recently been paved with Cotswold stone slabs to make this a social gathering space, but also the simplest of garden maintenance.

Other major renovations undertaken include:
2009: renovation of the en-suite bathroom on the top floor.
2019: replacement of the shower in the main bathroom.
2009 - replacement of the rear roof with new slate.
2011 - replacement of the front roof with new slate.
NOTE: The basement has been appropriately and professionally tanked (basement waterproofing) by the previous owner.

History:
Tower Street in Cirencester was laid out in 1853–1854 by William Bravender over the site of the ancient Roman town centre. Under the street and the majority of Cirencester are Roman Foundations - Forum and Basilica: Tower Street lines the area that once held the Roman Forum (the town's open market and colonnaded shops) and sits beside the former Roman Basilica—a massive public hall and judicial centre measuring roughly 102 meters by 29 meters.
- Seat of Judgement: A plaque at the junction of Tower Street and The Avenue marks the location of the Seat of Judgement within the vanished Basilica.
- Roman Road Alignment: The junction of Tower Street and Lewis Lane aligns with a major Roman road running Northwest-to-southeast across a gravel spine toward the parish church and Corn Hall.





LOCATION:

Cirencester.

Known as the Capital of the Cotswolds, Cirencester is a charming market town rich in history, character and culture. With its beautiful architecture, independent shops, cafés, restaurants and vibrant market, it offers a wonderful blend of traditional charm and modern living, surrounded by the stunning Cotswold countryside.

The town is popular with families thanks to its excellent selection of schools, amenities and leisure facilities, alongside convenient transport links to Cheltenham, Swindon and beyond. Cirencester offers an enviable lifestyle, combining the charm of a historic market town with the beauty of rural living.



SWINDON - 16 MILES
CHELTENHAM - 16 MILES
STROUD - 18 MILES
GLOUCESTER - 30 MILES
BRISTOL - 40 MILES
OXFORD - 42 MILES

All distances are approximate








TWICKERS
WICKES












WICKED
KITCHEN
CAKE
CREPE


The Wicked Kitchen
Oh for SAKE
Oh CREPE




BAKE
the world
a better place






Meal Planner
ocado
Pumpkin spice &
all things nice




BUTTER










Reebok




STOP
AND
SMELL
THE
ROSES






L.O.L.
MINECRAFT




MINECRAFT









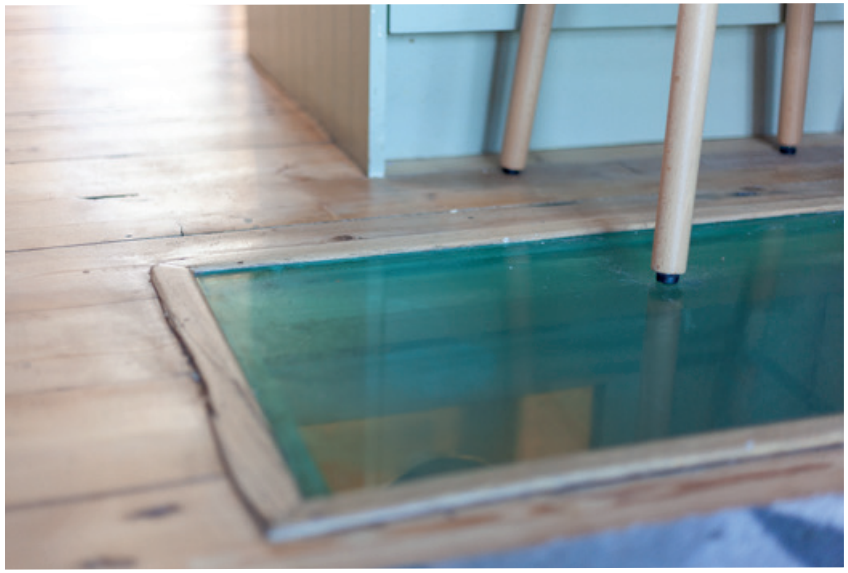



Get
Naked


ORGANISE


Get
Naked





















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BASEMENT
Floor area 37.6 sq.m. (404 sq.ft.) approx

GROUND FLOOR
Floor area 63.8 sq.m. (687 sq.ft.) approx

FIRST FLOOR
Floor area 47.8 sq.m. (514 sq.ft.) approx

SECOND FLOOR
Floor area 38.5 sq.m. (414 sq.ft.) approx

6 TOWER STREET, CIRECENCESTER GL7 1EF

Asking price £850,000

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