



Fosse Cottage, Cirencester, Gloucestershire, GL7 1EA
Offers Over £337,500

Cain & Fuller

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To view this amazing townhouse view the interactive VR MATTERPORT tour on this listing !! A superb opportunity to acquire a period Cotswold stone town house located in a vibrant sought after area in the very heart of Cirencester town close to a selection of local amenities including the amazing Cirencester Park and the superb St Michael's Park a gated facility with selection of leisure facilities including pickle ball, tennis, boule and barbecue facilities. There are also nearby allotments for local residents and direct access to Cirencester town centre. In recent years the present vendors have sympathetically refurbished this flexible period town house to now present a high specification and stylish home combined with a selection of character features. Externally the house benefits from a secluded courtyard garden to the rear with ample space for outside dining and a selection of handy secure storage, there is also a right to use a communal courtyard area to the rear of the terrace for residents of the terrace. The rear garden is secure and offers an ideal for small animals in this town setting. To view this stunning home call Cain & Fuller in Cirencester.

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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

Lewis Lane 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.

Description

A unique opportunity to acquire this grade two listed historical town house located in a convenient and attractive position in the heart of Cirencester, period entrance door leads to hallway with stairs to the first floor and door to ground floor living space. To the front of the house an attractive living room with stone mullion period window to front aspect, fireplace with fitted clear view wood-burner and refurbished original stripped wood floorboards. Also a useful deep storage cupboard handy in any room. To the rear of the property the current vendors have installed a contemporary high specification kitchen with a comprehensive selection of storage and selection of storage including classic Butler sink. This room is a superb light living space with two period windows and rear door giving access to the pretty garden ideal for the summer months. There is ample space for a dining room table and a selection of additional storage space with solid wood work surfaces. To the first floor the current vendors have fitted a contemporary stylish bathroom benefiting from free standing bath and large walk-in glazed shower enclosure with fitted thermostatic shower, base level storage with contemporary washbasin and practical and attractive ladder radiator. There is a window to the rear aspect, recessed ceiling spot lighting and a practical modern tiled floor, the room also benefits from a series of storage. To the front of the house the master bedroom with built-in storage and stone mullion period window. Stairs from the landing lead to the second bedroom, again a large spacious room with views to front of roof tops. All of the living accommodation is presented in superb condition by the present vendors and benefits from a full gas fired central heating system.

Outside

Externally the house benefits from a secluded courtyard garden to the rear with ample space for outside dining and a selection of handy secure storage, there is also a right to use a communal courtyard area to the rear of the terrace for residents of the terrace. The rear garden is secure and offers an ideal for small animals in this town setting

Broadband and mobile

We recommend purchasers go to Ofcom for further details

Viewing

Through Cain and Fuller in Cirencester

Tenure

Freehold

Council Tax

Band C

EPC

Grade two listed properties are exempt from having an EPC rating

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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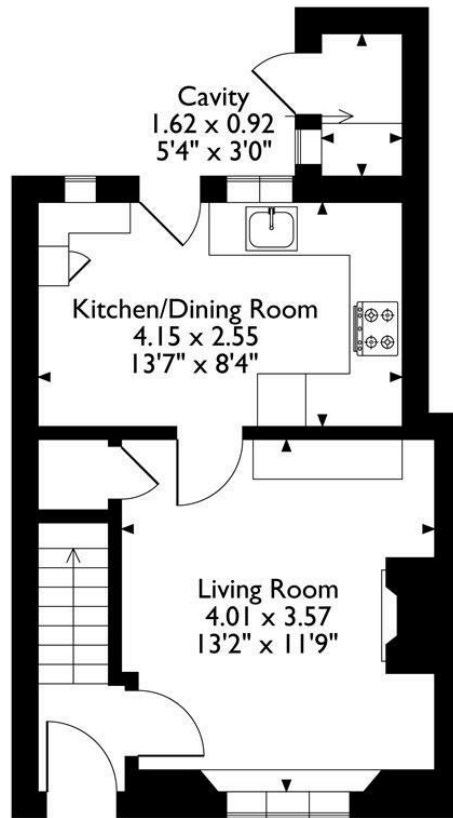
5, Lewis Lane, Cirencester, Gloucestershire

Approximate Gross Internal Area

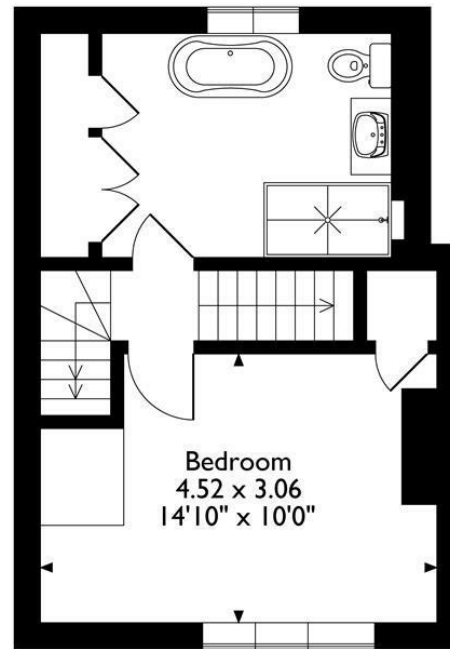
Main House = 76 Sq M/818 Sq Ft

Outbuilding = 1 Sq M/11 Sq Ft

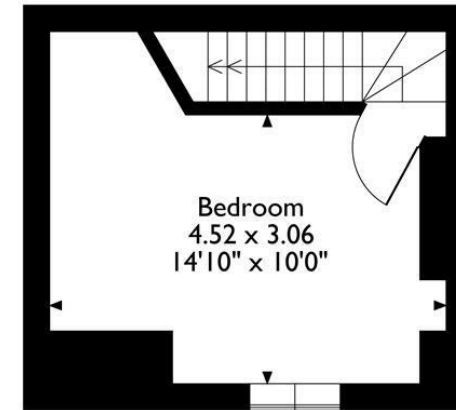
Total = 77 Sq M/829 Sq Ft



Ground Floor



First Floor



Second Floor

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.