

Perry Bishop
and Chambers

the agent who keeps you informed

Coxwell Street,
Cirencester, GL7 2BH



Grade II Listed town house | Three/four bedrooms

Stunning kitchen with Aga | Sitting room with gas effect stove and window seats

No onward chain | EPC D

£475,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Coxwell Street, Cirencester, GL7 2BH



3 Bedrooms



1 Bathroom



3 Receptions

A handsome Grade II Listed house, situated within the old part of town with living space arranged over three floors, dating back to 1690 and offering a wealth of period features, beams and quirky aspects.

Approached from the street into a long hallway, which was originally the side access to the house, the stunning front door with its original 17th Century key opens into the sitting room. Here the light floods into the room from the large window, there are beams, window seats and large radiators.

The kitchen opens from the sitting room, finished with a range of cream units and a gas fired Aga, double doors open into a large sun room with a tiled floor. Adjacent to the kitchen is a downstairs cloakroom and a useful utility room, with access back into the hallway.

Upstairs on the first floor is a stunning reception room with two window seats, a gas effect stove and a plethora of beams, there is a single bedroom/study, a large storage cupboard and a large family bathroom with a clawfoot bath and a separate shower cubicle.

On the second floor are two double bedrooms and a storage cupboard with a hanging rail.

Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.





There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

By foot:- From our office in Silver Street turn left into Castle Street, at the Market Place turn left into Gosditch Street, follow the road round and take the third turning on the left into Coxwell Street. Continue until almost the end of the road and the property can be found on the right hand side.



Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

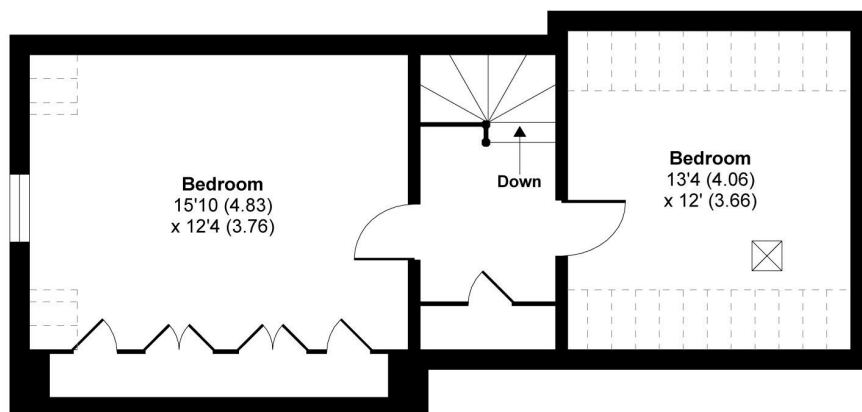
Cotswold District Council

Ref: CIR4077/MM/81024001

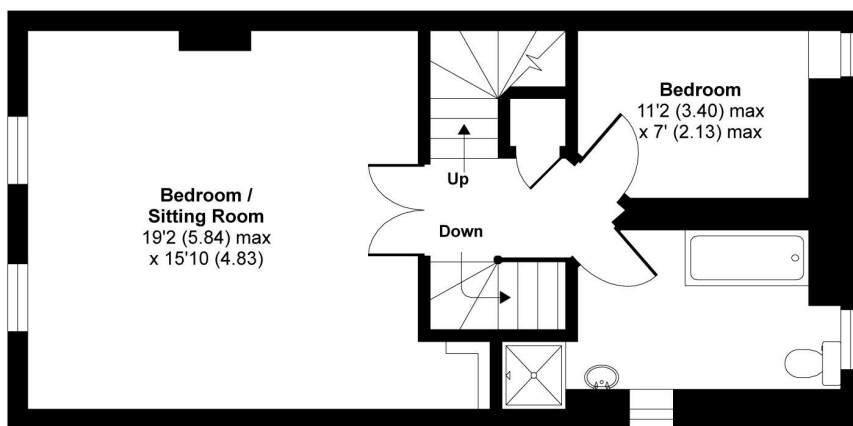


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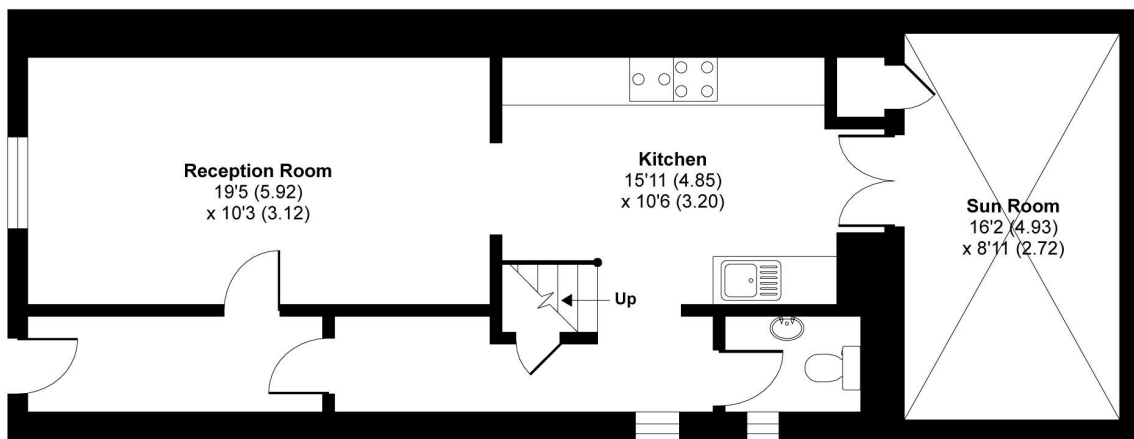
APPROX. GROSS INTERNAL FLOOR AREA 1598 SQ FT 148.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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