

1 COXWELL COURT

Coxwell Street, Cirencester, Gloucestershire GL7 2BZ



MOORE ALLEN
& INNOCENT



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An outstanding Grade II listed townhouse set in one of the most desirable streets in Cirencester, lined with similar character properties, enjoying a central location, beautiful communal gardens and allocated parking.

Behind this handsome facade lies beautiful and spacious accommodation arranged over three floors giving flexibility, it's full of character and enjoys a light aspect throughout.

GUIDE PRICE

£750,000



The well-tended landscaped communal gardens are a fine feature of this beautiful home. It also benefits from a paved terraced and planted borders, creating the perfect space for outside dining and a sociable environment to catch-up with neighbours.

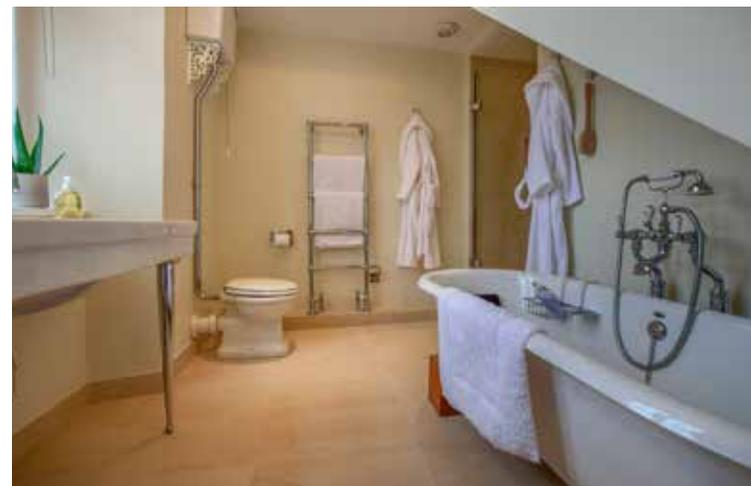
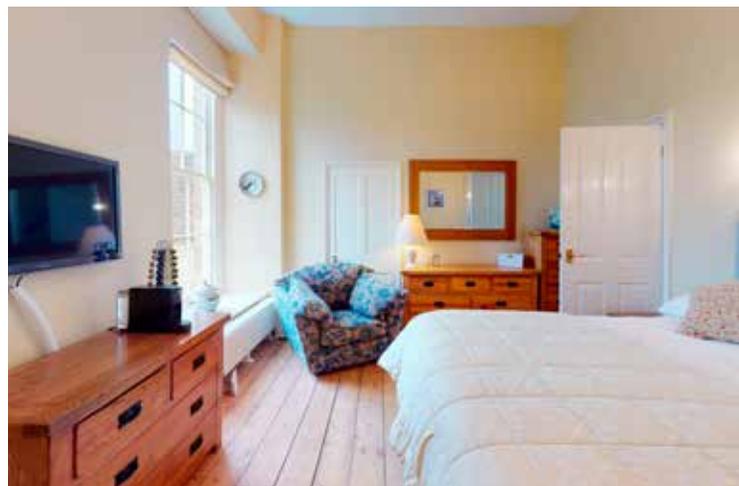
Accessed via an attractive original solid oak door, the hallway has a staircase to the upper floors and a very functional cloak/utility room with basin, W/C, built in storage and plumbing for both washing machine and tumble dryer.

To the rear lies the kitchen/breakfast room, fitted with a wide range of soft cream wall and base units complemented by a dark quartz worktop with two integrated fridges and a dishwasher. The centrepiece is an electric Aga. Usefully, there is also an additional ceramic hob. A period fanlight door opens out to the terrace and gardens.

On entering the living room one is instantly struck by the beautiful panelling, restored floorboards original window shutters and impressive high ceilings that combined with the dual aspect create a very light room, a characteristic that is enjoyed throughout. The period tiled open fire place is a focal point within the room, with two glazed doors to either side. The generous size of the room allows it to be zoned to suit a variety of lifestyles.

To the first floor, a lovely large light landing with a feature window seat and a quirky built-in drawer unit set into the wall. There is also a useful storage cupboard. Echoing the wonderful character of this fine home the principal bedroom enjoys a bay window with views to the rear and full height double depth built-in wardrobes.

There is a further double bedroom and a beautiful family bathroom with period basin, W/C, contemporary design rolltop bath and a generous walk-in shower. To the second floor a spacious landing area provides a home office space with the additional benefit of a soft seating area and a double bedroom with a walk-in wardrobe and a stylish en-suite wet room.





Ground Floor



First Floor



Second Floor

Total Approx Floor Area
146 SQ.M (1,571 SQ.FT.)

PROPERTY INFORMATION

Services: Mains electricity, water, drainage and gas. Gas fired central heating feeding radiators with electric underfloor heating to the kitchen, hallway, cloakroom, bathroom and wet room. EPC N/A.

Outgoings: Council Tax Band 'E' 2020/21 charges £2,287.12. Annual Management company charges £400.00.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is freehold with a flying freehold and offers vacant possession upon completion.

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016



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