

**West Market Place,**  
Cirencester, Gloucestershire, GL7 2NH



Unique period town house | Five double bedrooms  
Quiet and private setting in town centre | Driveway parking  
Three reception rooms | EPC N/A

**£745,000**

# West Market Place, Cirencester, Gloucestershire, GL7 2NH



5 Bedrooms



2 Bathrooms



3 Receptions

This is a very special and unique property in the town centre of Cirencester, being literally just a few yards from the Market Place and the beautiful 15th Century Church and, of course, the many amenities and facilities.

Tucked away in a quiet and private setting, and accessed behind a private sliding gate, ensuring privacy and seclusion from Swan Yard, and positioned at the western end of the Market Place, providing a mix of individual boutique and specialist shops within the thriving Cirencester town centre.

It is, however, in a quiet location of the town, and The Old House is predominantly an 18th Century Grade II Listed property, that is very spacious and provides a unique and characterful home.

The welcoming entrance/reception hall with oak flooring leads to a 21ft by circa 14ft breakfast room which has several period features including a flagstone floor, ceiling beams and a fireplace with wood burner. The adjacent kitchen is very

pleasantly fitted and both these rooms overlook the front courtyard garden and parking, there is also an adjacent utility room and rear hall. Off the main entrance there is a cloakroom and also access to a particularly large cellar with good head height, this is dry and provides excellent storage and use.

At first floor level are two lovely reception rooms, the sitting room is again large and very well-proportioned, has a pair of front sash windows, a wood floor and period style fireplace with a gas fire, and there is a picture rail. The adjacent dining room has a feature roof light and is a very spacious room, ideal for entertaining. There are five bedrooms and two bathrooms, a further room/study and WC, which has external access, could provide a dressing room or cot room, alternatively, guest accommodation or a potential annexe, or perhaps those working from home.

The courtyard provides a sunny sitting out area, and driveway parking leads to parking for two/three vehicles,



which is particularly hard to find in Cirencester's town centre.

The property has a newly installed gas central heating system and secondary double-glazed window units.

### **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**

From our office turn left onto Castle Street. At the traffic lights turn left again into the Market Place and then turn left into Swan Yard where the property can be found on the left hand side.

### **Services & Tenure**

We believe the property is served by mains electricity, gas, water and drainage. The Tenure is Leasehold and a 999 year lease was issued in 1996. Confirmation has been supplied – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### **Local Authority**

Cotswold District Council

Ref: CIR3468/MR/51029032

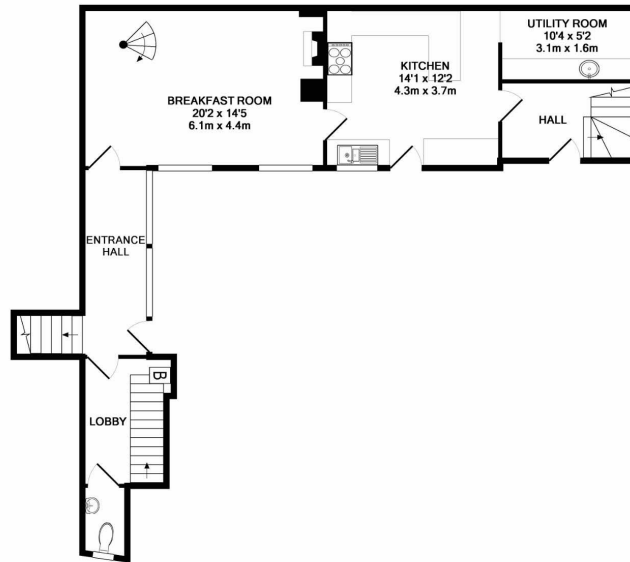








1ST FLOOR  
APPROX. FLOOR  
AREA: 1184 SQ.FT.  
(170.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA: 752 SQ.FT.  
(69.9 SQ.M.)



CELLAR  
APPROX. FLOOR  
AREA: 568 SQ.FT.  
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3154 SQ.FT. (293.0 SQ.M.)

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.

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