

Perry Bishop
and Chambers

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St. Peters Road Cirencester, GL7 1RG



Impressive Victorian townhouse | Five bedrooms
Premier quiet town location | Two reception rooms
Kitchen/breakfast and utility room | EPC E

Guide Price of £700,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

St. Peters Road

Cirencester, GL7 1RG



5 Bedrooms



2 Bathrooms



2 Receptions

A well-presented and impressive Victorian town house, located in one of Cirencester's premier central roads, quietly situated, yet within immediate walking distance to most local facilities and amenities.

The property is very spacious and well-proportioned, with many attractive features, approached by an entrance porch with Victorian tiles, leading through to a reception hall with feature stained glass front door. The sitting room is a very attractive room with a front bay window, an old pine fireplace and contemporary wood burner with a slate surround. There is a well-proportioned separate dining room with French doors to the garden. The kitchen/breakfast room is pleasantly fitted with a Shaker range of units, an Aga, and space for a breakfast table. There is a utility room and cloakroom behind.

Accessed from the dining room, beneath the main staircase there is a substantial pair of cellars, both with good head height. One has been converted to provide an occasional family room/work from home office or studio. This could also be used as a cinema room, and there is an adjacent even larger cellar that is unconverted and effectively provides superb storage. These areas respectively measure 12ft by 17ft and 17ft by 14ft.

At first floor level, the lovely impressive master bedroom is 18ft wide maximum by 14ft depth, has a deep front bay window and a period fireplace. There are two further well-proportioned bedrooms and a large spacious main family bathroom with a bath and separate shower.

At second floor level a staircase and landing leads to a cloakroom, a guest bedroom with an en-suite shower room and a further adjacent bedroom.



The garden to the property is very private and enclosed, being well-tended, predominantly lawned with extensive flower and shrub borders, and has a useful side gate. In addition, the property enjoys residents' parking with two permits available and the use of visitors' parking by an on-line permit system.

The property benefits from gas central heating and original sash windows to the front of the property, with sympathetic replacement UPVC double-glazed units to the rear for ease of maintenance.

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.

Services and 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

Property Reference

Ref: CIR/CM/71027062

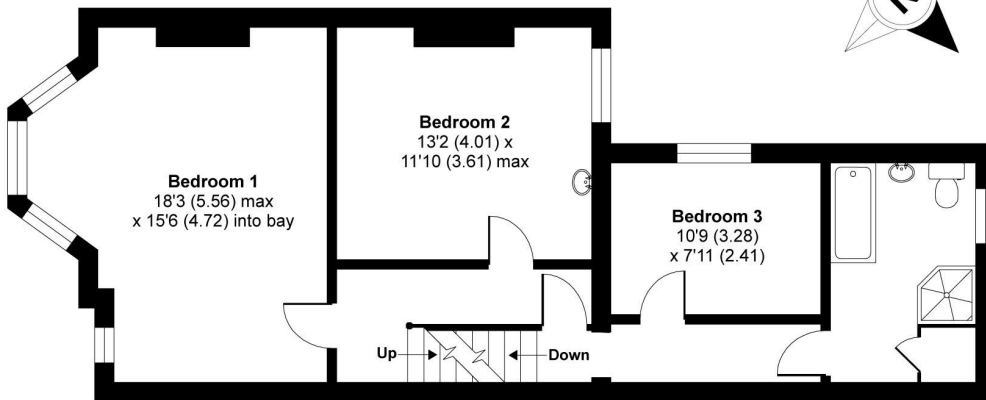




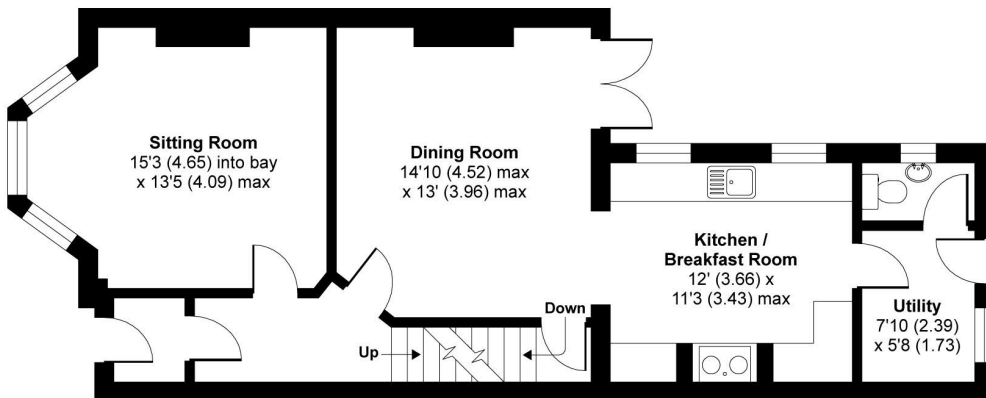


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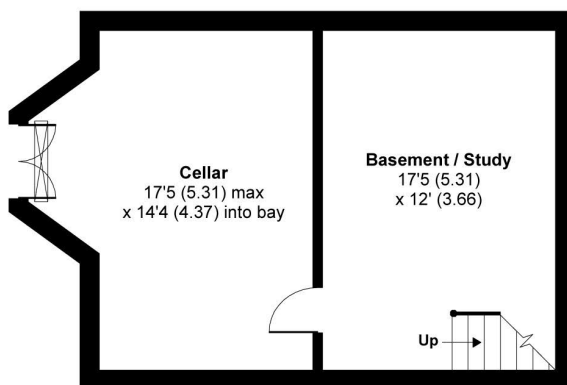
APPROX. GROSS INTERNAL FLOOR AREA 2287 SQ FT 212.4 SQ METRES



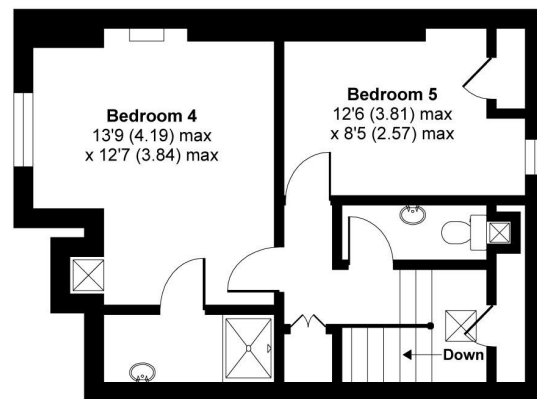
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



SECOND 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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