



18 Coxwell Street, Cirencester, GL7 2BH
Asking Price £329,950

Cain & Fuller

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18 Coxwell Street offers a unique amazing opportunity to acquire a refurbished period town house located in a most sought after and attractive section of this Cotswold town extremely close to the parish church and the full range of amenities and facilities that the town has to offer including Cirencester Park approx. 20,000 acres of parkland accessible to the residents of Cirencester. The property is finished to an extremely high standard with a range of period features combined with contemporary design. Externally there is an established courtyard giving ample space for outside dining to take full advantage of the summer months. There is a useful large external storage cupboard ideal for bicycles and larger items. Residents of Coxwell street benefit from a Residents parking scheme with two 24/7 permits available per household. We urge early viewing of this truly exceptional property through the vendors sole agent Cain & Fuller in Cirencester Town.

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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

Coxwell Street is 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

18 Coxwell Street is accessed from Coxwell Street through two hinged wooden doors which lead to a small secluded courtyard of unique cottages. Number 18 is located to the left hand side with an inviting courtyard garden with access to entrance door to the cottage. Entrance door leads to a hallway with useful downstairs cloakroom to one side and access to the main accommodation to the other. To the front aspect there is a generously proportioned living room with ample space for soft furnishings and dining room table, this living space benefits from large picture windows to front with window seats a pleasing feature. To the side of the main living room there is glazed door access to a well fitted contemporary, light kitchen with an extensive selection of built-in storage and integral appliances with ample work surfaces, space for fridge/freezer and useful additional storage cupboard. Stairs lead from one corner of the living room giving access to the first floor with a light landing with window to side, door to an extremely large bedroom with two picture windows to the front aspect and built in storage cupboard. There is a modern contemporary white bathroom suite with bath and fitted shower over, picture window to the front aspect. The present vendors have sympathetically refurbished this attractive period cottage it also benefits from gas fired central heating system and attractive double glazed windows throughout.

Outside

Externally there is an established courtyard giving ample space for outside dining to take full advantage of the summer months. There is a useful large external storage cupboard ideal for bicycles and larger items.

Council Tax

Band C

Residents Parking Scheme

Coxwell street forms part of a parking scheme for residents who are able to park 24/7 within the road ask the agent for further details.

Tenure

Freehold

EPC

Rated D

Viewing

Through Cain & Fuller in Cirencester

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.

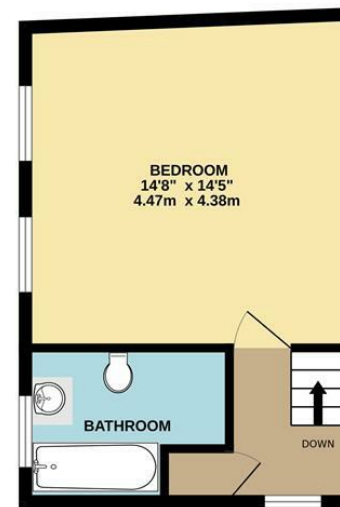




GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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