



1 Chester Street, Cirencester, Gloucestershire, GL7 1HF
Chain Free £308,500

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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CHAIN FREE !! 1 Chester Street offers applicants a unique opportunity to acquire a refurbished and extended Cotswold stone town house located within a Conservation area within the very heart of Cirencester town close to a full range of amenities and facilities including a selection of parks. The cottage has undergone refurbishment in the recent past by the current vendor and now offers a flexible and attractive living space with an array of character features aligned with a modern contemporary fitted kitchen with selection of integral appliances, a full gas fired central heating system and a contemporary white shower room. To the ground floor there are two well proportioned reception rooms one benefiting from a clear view modern wood-burner, they both offer excellent living space for a town cottage. To the first floor the property benefits from two double bedrooms each with a stunning stripped floor boards and pleasant views over the surrounding area. To the rear of the cottage there is a sizable private and secluded garden ideal for a Cotswold town house. The garden provides a safe and secure environment for young children or small animals being fully enclosed with a gated side access, a great garden for those summer evenings with such privacy. There is a large selection of unrestricted on street parking near the property and the market place is a mere 5 minutes walk. We recommend early viewing of this Cotswold stone town house properties in Chester Street are rarely available call the vendors sole agent Cain & Fuller in Cirencester for a viewing.

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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

Chester Street is in 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.'

Outside

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Council Tax

Band C

Mobile and broadband

We recommend purchasers go to Ofcom for full details on coverage

Viewing

Through Cain and Fuller in Cirencester

EPC

D rating

Tenure

Freehold

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.

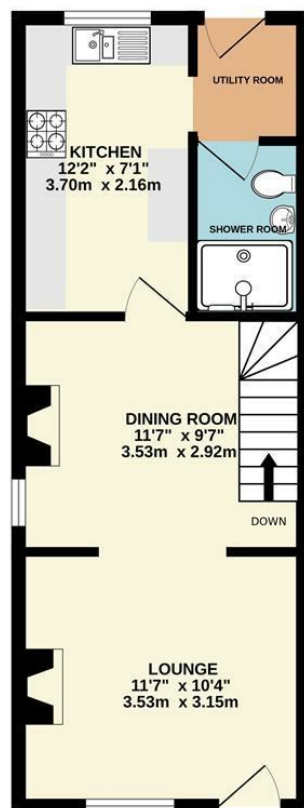
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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

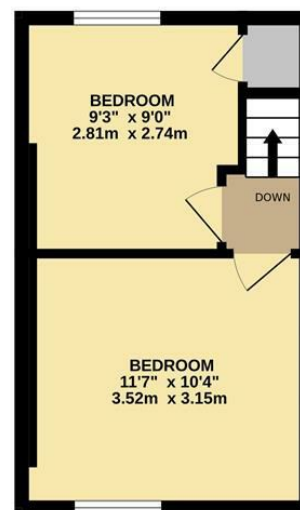




GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.

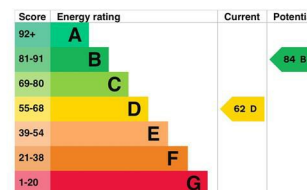


TOTAL FLOOR AREA : 588 sq.ft. (54.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.