



Curzon House, Cirencester, Gloucestershire, GL7 1EN
Asking Price £650,000

Cain & Fuller

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Curzon House is a refurbished period town house located in a central and convenient position within Cirencester town close to a full range of facilities and amenities including a selection of parks and schools. The house is a marriage of contemporary design with original character features finished to a high standard and giving light and appealing living space throughout. In recent years the present vendor has made a range of improvements including refitting an extensive Kitchen/Break fast room in the heart of this spectacular home. Externally there is a secluded low maintenance garden to the rear of the house benefiting from a sunny south westerly facing aspect with a degree of seclusion. There is direct access to the garden from the family/dining room via large bi folding doors a truly outstanding aspect in the summer months. The house has well proportioned living space with four double bedrooms which are all presented to an exceptional standard by the present vendors, we urge early viewing to appreciate.

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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 30,000 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

Victoria Road 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.

Description

The stand alone town House has been lovingly restored and enhanced in the recent past to now present flexible and stylish accommodation married with an array of period features with modern convenience and contemporary design. To the ground floor, there is a large flowing living area which is full of light with bay window in the lounge and a selection of attractive storage with fitted wood burner. At the heart of the house the vendor has recently refitted a fabulous kitchen/breakfast room with an extensive selection of storage and range of high quality appliance's all centred around a distinctive Chef's island with sociable breakfast bar. Double doors lead to a large vaulted family/dining room a great family living space with Bi-folding doors onto the sunny garden. The cellar has also been converted to create a large utility and storage area always an advantage in a town setting. To the first and second floors, there are a range of four well proportioned family sized bedrooms the master of which benefits from an en suite shower room. The upstairs rooms boast light and appealing living space with attractive windows to both front and rear aspects there is a large family bathroom with bath and separate shower enclose and also a selection of storage to the second floor landing. Many years ago a loft room was created in the third floor this offers excellent storage and hobby space with sky light windows to the rear aspect. The house is presented in excellent condition by the present vendor with recent redecoration of this lovely living space.

Outside

To the front of the house there is a low maintenance formal garden enclosed by Cotswold stone wall and railings with pedestrian gated access to the entrance door. The rear garden is full of colour and vibrancy and benefits from a sunny south westerly aspect, access from the house is via modern bi folding doors which form a large attractive opening between outside and inside. The rear garden creates a secure environment for small animals or young children where the vendors have nurtured an attractive and secluded garden in the centre of Cirencester town.

Mobile and Broadband

We recommend purchasers go to Ofcom for details on Mobile and broadband speeds

Viewing

Through Cain and Fuller in Cirencester

Parking

To the rear of the garden there are large opening gates with a pedestrian access gate to the side, this allows vehicle access into the courtyard where the vendor parks on a daily basis, additional parking is normally available on street in Carpenters Lane to the rear of the house with over flow parking in The Avenue and Victoria road when required on a daily basis.

Council Tax

Band D

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.

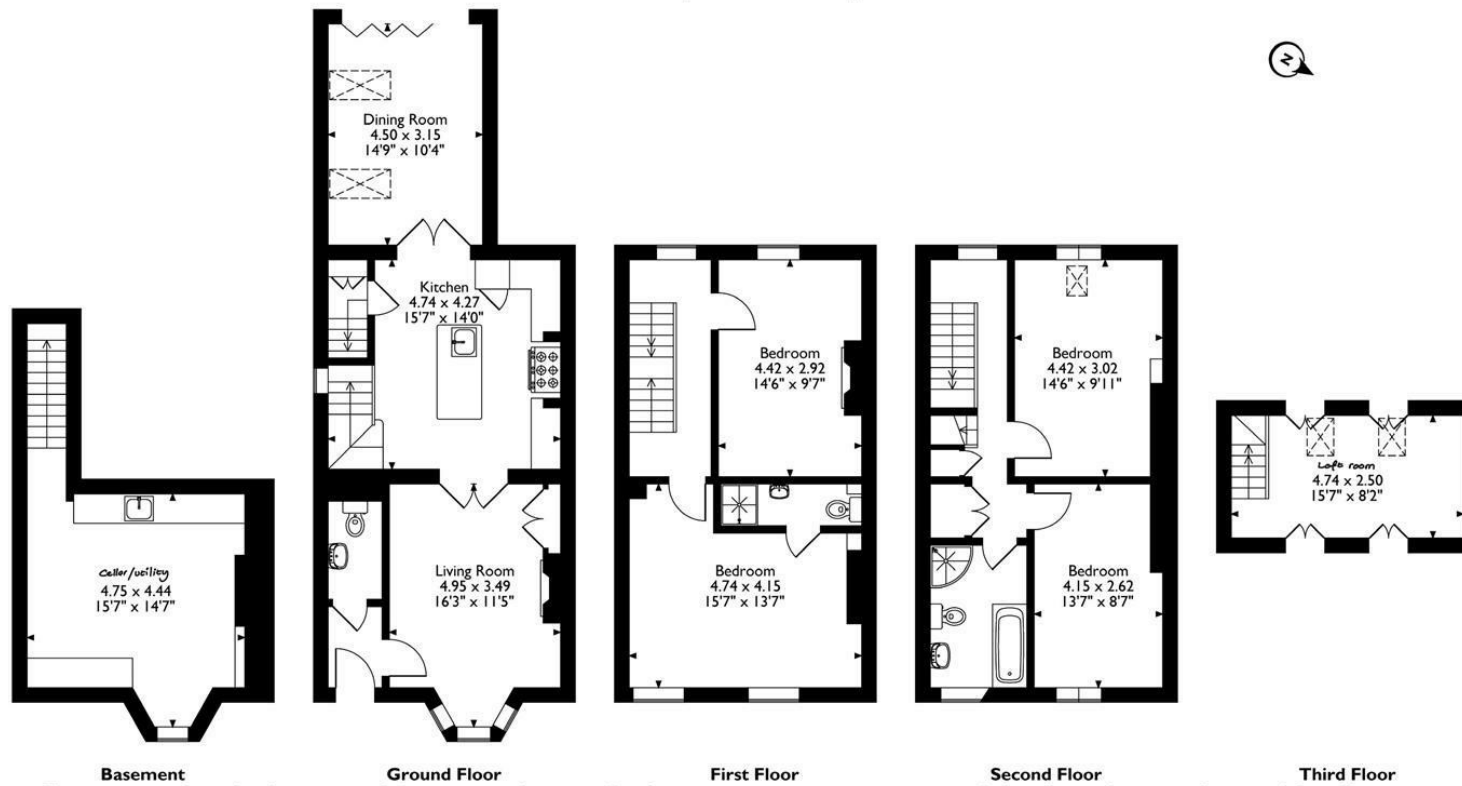
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





12, Victoria Road, Cirencester, Gloucestershire
Approximate Gross Internal Area
172 Sq M/1851 Sq Ft



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