



The Cottage Coxwell Street, Cirencester, GL7 2BQ
£349,950

Cain & Fuller

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Available with NO-CHAIN 41 Coxwell Street offers a unique amazing opportunity to acquire a refurbished 17th Century Grade two listed 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 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 full range of period features and flexible accommodation set out over three levels. Externally there is an established courtyard facing a southerly direction and giving access to the property. 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 including evenings and weekend.

£349,950



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

41 Coxwell Street offers a rare and unique opportunity to acquire a Cotswold stone town house located within the oldest section of Cirencester town close to all amenities and facilities within the heart of town including good access into Cirencester Park open to residents of the area on a daily basis. The cottage has been refurbished and improved in recent years to an extremely high standard creating a high quality living space with a large array of charming character features married with modern convenience. The main living space offers a large degree of flexibility the kitchen area is hand fitted with a selection of hand painted solid wood units with extensive wood work surfaces including enamel Butler sink and 'Lacanche' range cooker, this opens onto a dual aspect living space with selection of features and subtle built in storage with stairs leading to first floor. The middle storey of the house boasts a large second bedroom/studio with working period fireplace, array of exposed wall timbers and windows to front southerly aspect, a further high specification bathroom and landing with superb leaded period window complete with seat, stairs leading to top floor. The top floor of the house is a large fully vaulted bedroom space with delightful windows over looking the roof tops of Cirencester town, a room full of space and character.

Outside

There is a courtyard garden to the front of the property benefiting from a southerly facing orientation with ample space for outside dining in the summer months, and giving access to this stunning property.

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.

Viewing

Through the vendors sole agent Cain & Fuller

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.

The images show the cottage with previous furnishings.

Council Tax

The council tax banding for this property is C



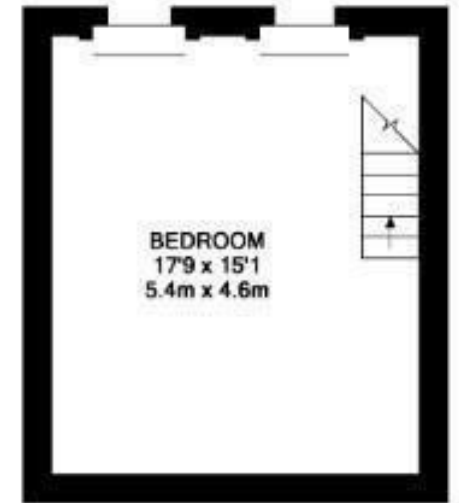




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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