

# PerryBishop

PROPERTY MADE PERSONAL

**Cotswold Hare, Victoria Road,** Cirencester, Gloucestershire, GL7 1ES



Two Detached Houses (Over 4,100 sq.ft.) • Guest House – (Seven Bedrooms – Seven Bathrooms) • Owner's Residence (Two Bedrooms – One Bathroom) • Two kitchens • Five reception rooms • Situated in a prime location • Pretty garden • Nine Parking Spaces • EPC C

# Cotswold Hare, Victoria Road, Cirencester, Gloucestershire, GL7 1ES

## Key Features



9  
Bedrooms



8  
Bathrooms



5  
Receptions

## About the property

This top rated Guest House in Cirencester, winner of the 2023 Trip Advisor; Travelers Choice award and a 9.7 rating on Booking.com has just come on to the market.

This impressive property has been carefully and tastefully updated, extended and improved to provide a sumptuous place to stay.

The main house is currently used as a two storey Guest House. Guest accommodations are made up of seven bedrooms, all of which have either a bathroom or shower room en-suite. In addition, there is an elegant and spacious dining room leading onto a light and airy, sizeable conservatory overlooking the garden, plus an additional sitting room, a considerable fitted kitchen, a generous utility room and cloakroom. There is also car parking for nine vehicles.

The second house which is occupied by the owner is tucked

away at the rear and within the grounds. It is comprised of a sitting room, kitchen/breakfast bar/dining room, 2 bedrooms, a shower room and its own private garden. The current owner had planning permission approved to add another floor to this property, so if required, subject to the relevant planning consents and building regulations, this could be extended.

## Amenities

The market town of Cirencester 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, and weekly markets. There are also several delightful restaurants, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, an award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

## Directions

From our office in Cirencester turn left into Castle Street and at the traffic lights continue straight over into the Market Place. Follow through the Market Place into Dyer Street and at





the traffic lights turn right onto Victoria Road. The property can be found on your left hand side.

**Services & Tenure**

The Tenure is Freehold. Mains electricity, gas, water and drainage are connected.

**Local Authority**

Cotswold District Council.

Council Tax Band ~ A

**Our reference**

CIR/JC/KW/19062023

**We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



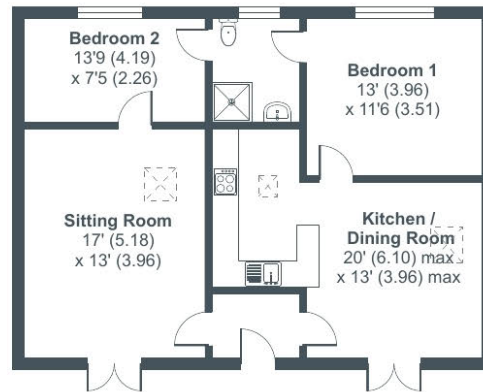
# Victoria Road, Cirencester, GL7

Approximate Area = 3331 sq ft / 309.4 sq m

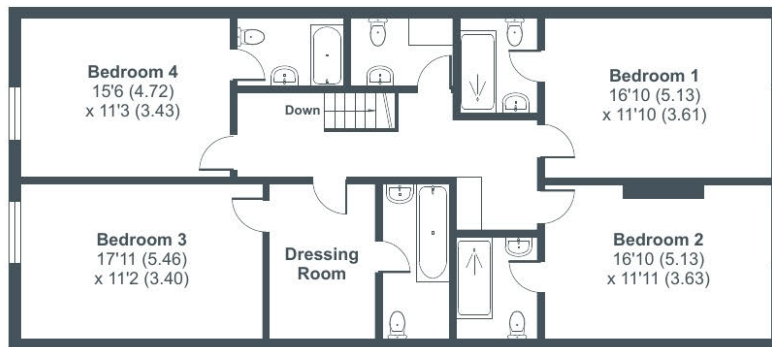
Annexe = 853 sq ft / 79.2 sq m

Total = 4184 sq ft / 388.6 sq m

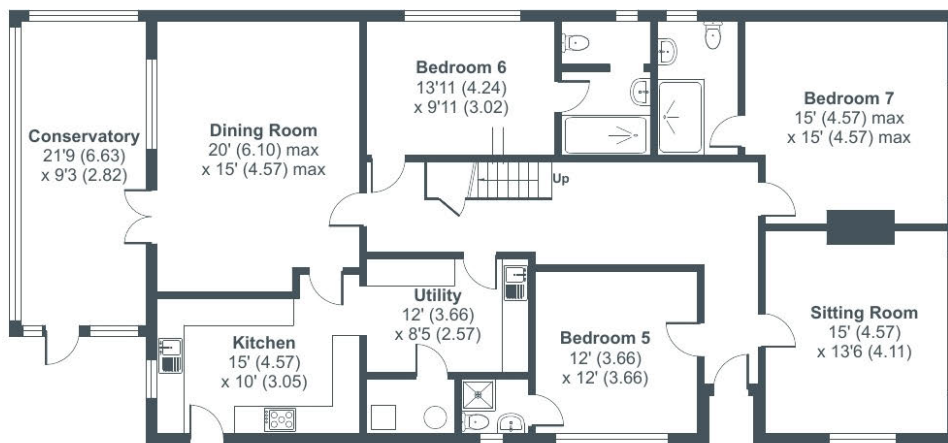
For identification only - Not to scale



ANNEXE



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 989217



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T: 01285 655355

E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

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Gloucestershire • Oxfordshire • Wiltshire

