

Chesterton House, Chesterton Lane, Cirencester, Gloucestershire GL7 1XQ



General External of Chesterton House



Stunning top floor apartment • Three double bedrooms • Beautiful refurbished • New kitchen, bathroom and en-suite • En-suite shower room to main • Allocated parking space • No onward chain • EPC C

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Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

A stunning three-bedroom top floor apartment, with the benefit of a lift, forming part of this mansion house conversion and development on the outskirts of Cirencester.

This beautifully appointed home has been designed with comfort and style in mind. There is an elegant kitchen with Shaker cabinetry, Carrara quartz worktop, double Belfast sink, and Wi-Fi-enabled oven. This opens out onto a sociable dining area and lounge – the perfect place to entertain family and friends. In addition there are three double bedrooms (one ensuite) and a luxurious Burlington Bathroom suite with roll-top bath, painted panelling, and cabinetry. Throughout, natural materials – solid wood flooring, wool carpet, glass chandeliers – lend a high-end feel. There is also the benefit of bespoke fitted shutters and wooden, sash windows.

Outside the property has allocated parking and communal gardens for all to enjoy.

The apartment is a short drive from Waitrose and in walking distance of Cirencester with its cafes, restaurants, boutiques, and historic architecture.

NO ONWARD CHAIN

LEASEHOLD – original term 125 years from 1 February 2003 (101 years remaining)
Current annual service charge is £3260 with a Ground Rent of £200 per year

NB - PHOTOGRAPHS TAKEN IN FEBRUARY 2023 (priors to current tenancy)

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 a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Directions

From our office in Silver Street, turn right into Castle Street. Follow the road round to the left and at the mini roundabout go straight ahead into Somerford Road. At the T junction at the top turn right and take the second left into Vyners Close, Chesterton House can be found on the right hand side.

What3Words: ///recording.distanced.oven

Services & Tenure

The Tenure is Leasehold - 125 years from February 1st 2003

Service Charges - £3,260.00 per annum

Ground Rent - £200 per annum

Local Authority

Cotswold District Council.

Council Tax Band ~ D

Our reference

CIR/JC/MS/10042025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

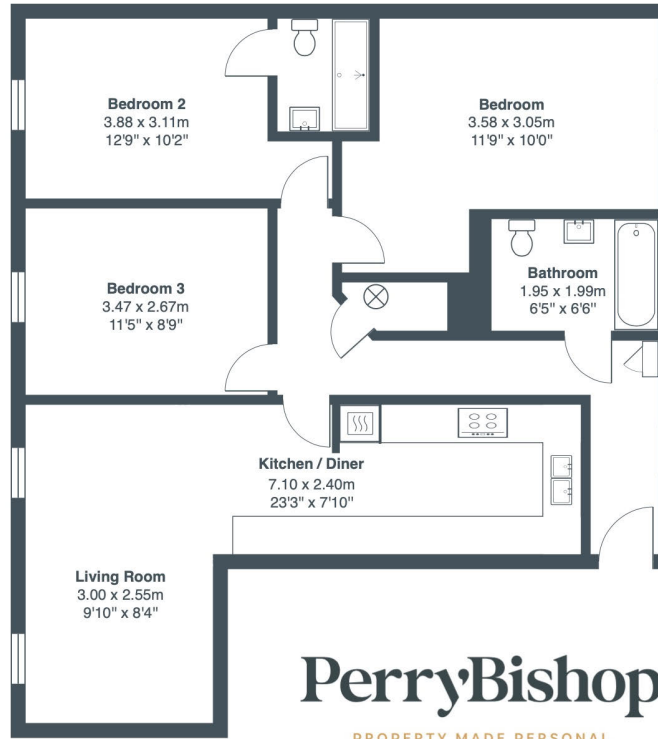
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Total Area: 95.3 m² ... 1026 ft²
All measurements are approximate and for display purposes only

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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