

Cricklade Street, Cirencester, Gloucestershire, GL7 1JN

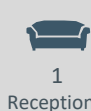
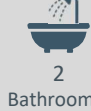
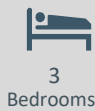


- Stunning period home
- Three Bedrooms
- Beautifully refurbished
- Open plan living room
- Private enclosed rear garden
- EPC D

Cricklade Street,

Cirencester, Gloucestershire, GL7 1JN

Key Features



About the property

An exquisite period town house, beautifully and meticulously refurbished to offer an exceptional way of living. Carefully restored, this captivating home is rich in charm and character while providing an elegant contemporary lifestyle.

Perfectly positioned in the heart of Cirencester town centre, the property enjoys immediate access to the town's amenities and facilities.

Arranged over four floors, the accommodation is wonderfully flexible. The welcoming entrance hall leads through an inner door to a stunning, light and airy open-plan living room featuring dual wood-burning stoves and direct access to the garden. This level also includes a modern shower room and a utility room. On the lower ground floor, a large utility/boot room provides excellent additional storage.

A bespoke oak staircase ascends to the first floor, where you'll find a superb kitchen/breakfast room fitted with a range of wall and base units, work surfaces, a central island, and integrated appliances. Also on this level is a second sitting room/bedroom with a bio-ethanol fireplace and built-in storage, along with a beautifully appointed wet room finished with marble wall tiles and an over-head rain shower.

The second floor hosts a spacious master bedroom with bespoke fitted cabinetry and an adjoining dressing area with further fitted units. A third single bedroom—currently used as a home office—also occupies this level. Air conditioning is installed to the top floor for year-round comfort.

Outside, the property offers a delightful and secluded low-maintenance garden, perfect for relaxing or entertaining. To the side, secure gated driveway parking completes this exceptional home.

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.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

Leave our office turning left towards the market place. At the end of the road, turn right into Cricklade Street. The property can be found on the right hand side towards the end of Cricklade Street.

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Air Conditioning, Gas Central

Local Authority

Cotswold District Council

Council tax Band - E

Our reference

CIR240120

3rd December 2025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

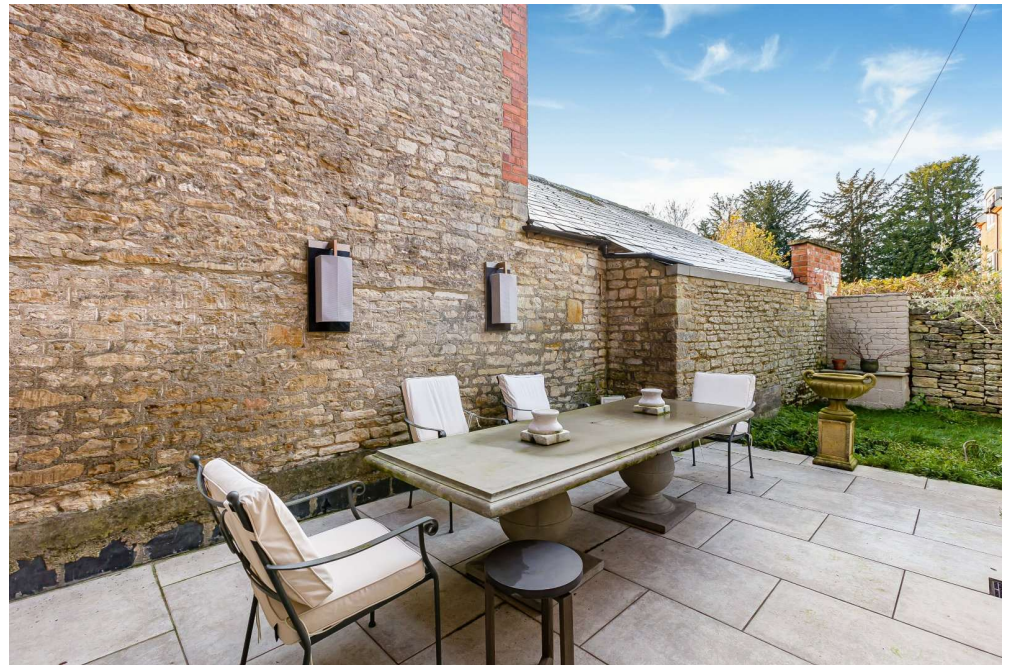
what the owner said

Ermin House, So called because Cricklade Street marks the end of ancient Ermin Way.

Tall ceilings, optional chandeliers, SWD doors that shut like supercars, satisfying clunk, Solid Oak Staircase and alcoves By Chiselworks maximising every inch. Super-efficient underfloor heating with energy incentives attached. Full marble bathroom, rain shower from above, Clearview log burner, newish roof, two loft spaces with lights.

Nothing needs doing. It is forever ready. Move-in perfect.







Approximate Gross Internal Area 1926 sq ft - 179 sq m

Lower Ground Floor Area 157 sq ft – 15 sq m

Ground Floor Area 627 sq ft – 58 sq m

First Floor Area 609 sq ft – 57 sq m

Second Floor Area 533 sq ft – 49 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



perrybishop.co.uk

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. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

