

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



Stunning three bedroom apartment • Full of charm and character • Contemporary open plan lifestyle way of living • En-suite to master bedroom • Lovely outlook • Garage • Communal gardens • EPC Grade II Listed

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

An absolutely stunning three-bedroom first-floor apartment forming part of this Grade II Listed Georgian manor house which has been tastefully converted into lovely contemporary apartments whilst retaining many character features.

This delightful apartment enjoys a most pleasant outlook and is well placed on the outskirts of town, yet close to all of its amenities and facilities.

The accommodation is approached via a communal door into a delightful hallway where there are stairs to the first floor. A private door leads into a welcoming hallway where there are steps leading up to the beautiful open-plan kitchen/living area. The kitchen area has been refitted with a generous range of wall and base units with working surfaces over and integral appliances. In the living area there is ample room for a table and sofas, twin windows overlook the front and the communal grounds. There is an attractive stone fireplace and an archway leads through into the library/office.

The main hallway leads to the three well-proportioned bedrooms and the main family bathroom which has a separate shower over the bath, a wash hand basin set in a vanity unit, and wc.

The principal bedroom has the added benefit of a walk-in en-suite shower room and a walk-in wardrobe.

Externally, the property benefits from its own garage, and use of the communal gardens.

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.

Services & Tenure

The tenure is Leasehold, 125 years from 1 February 2003. The annual service charge for this year is £4,011.15 of which half is paid in December and the other half in June.

There is also a ground rent of £200 per annum which is paid in December of each year.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/JC/RN/09042024

We'd love to hear from you

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Total Area: 132.6 m² ... 1427 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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