

## Sheep Street, Cirencester, Gloucestershire, GL7 1QW



Charming and stylishly presented period townhouse • Two double bedrooms • Sitting room to the front with wood burner • Modern fitted kitchen dining room • En-suite shower room and separate bathroom • Private rear garden with garden office • Central Cirencester location • EPC TBC

# Sheep Street,

Cirencester, Gloucestershire, GL7 1QW

## Key Features



2  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

A charming and stylishly presented stone built period, three storey, townhouse located in the heart of Cirencester.

Under the current owners' stewardship, since the summer of 2021, they have undertaken numerous improvements, alterations and additions including the creative design of an en-suite shower room to the top floor bedroom along with extra skylights, opened up the kitchen dining room, added insulation and other various hidden enhancements.

The accommodation comprises, to the ground floor, a sitting room to the front with wood burner and sizable understairs storage cupboard, while to the rear sits a modern fitted kitchen dining room which opens out and overlooks the rear garden.

The first floor provides the large double bedroom and equally sizeable family bathroom with roll top bath and a separate shower cubicle. The top floor offering the principal bedroom with vaulted ceiling, partially enclosed mezzanine providing further storage and the recently added en-suite shower room.

Outside, to the rear is a secure and secluded low maintenance garden with the added benefit of a detached garden office/gym as well as a separate storage shed that also houses the water softener system. Although there is no allocated parking for the property, there are various free parking options nearby (please ask the office for details), or permits for the two immediately accessible car parks (The Old Station and Sheep Street) can be purchased subject to availability.

## 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, arts and craft centre, 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.

## 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

From the office walk along Castle Street towards the Old Station car park, turn left on to Sheep Street and the house is the second home on the left.

What 3 Words: ///reflect.destroyer.husband

## Services & Tenure

The tenure is Freehold. All mains services are connected.

## Local Authority

Cotswold District Council

Council Tax Band: C

## Our reference

CIR/SW/RN/20012025

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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*what the owner said*

"Location, location, location - walkable to everything; grocery stores, restaurants, pubs/bars, leisure centre, Cirencester Park, shops, cafes, markets, etc.

20" stone walls mean you rarely hear your neighbours."





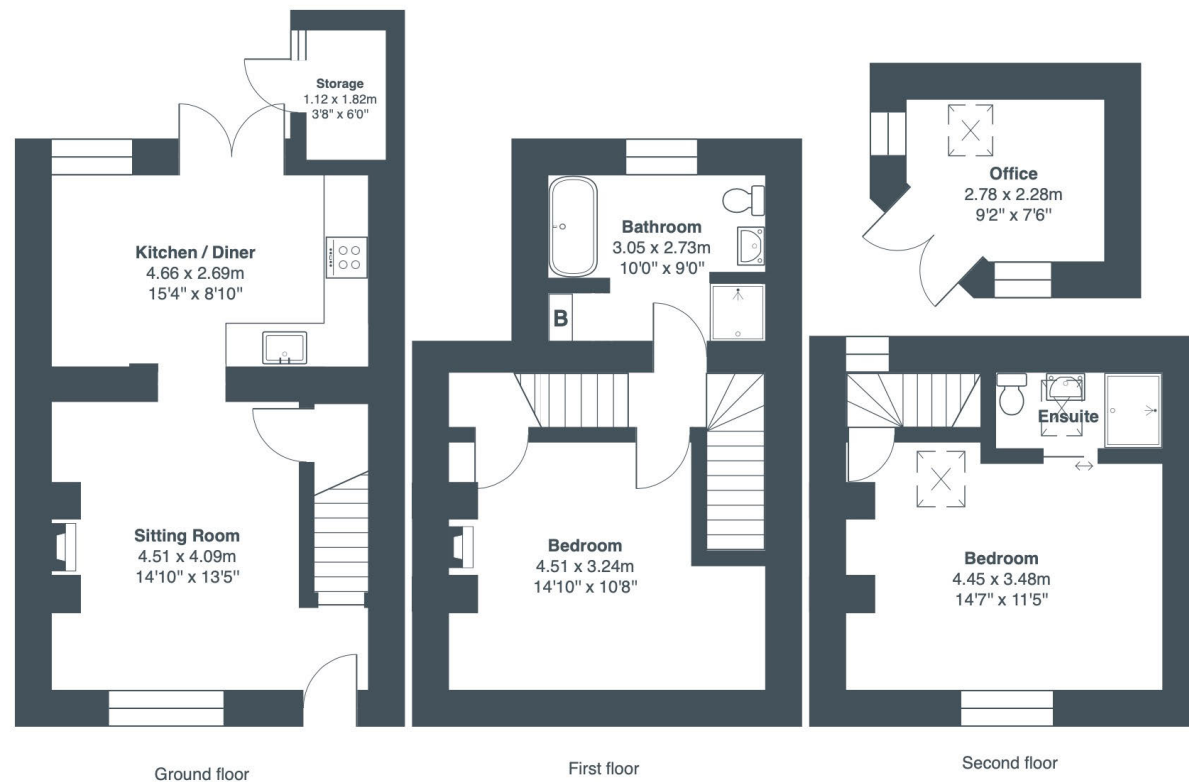












Total Area: 79.3 m<sup>2</sup> ... 854 ft<sup>2</sup> (excluding office, storage)

All measurements are approximate and for display purposes only

**PerryBishop**

PROPERTY MADE PERSONAL

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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.

**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.

Gloucestershire • Oxfordshire • Wiltshire

