

37 LEWIS LANE

Cirencester Gloucestershire GL7 1EA

PerryBishop

PROPERTY MADE PERSONAL

Step Inside

KEY FEATURES

- Substantial extended period townhouse
- Central Cirencester location
- Impressive and versatile accommodation
- Generous kitchen, dining room and garden room
- Separate sitting room with additional basement living room
- Private and surprisingly generous rear garden
- Rare triple tandem garage and off-street parking
- Self-contained one-bedroom annexe, currently used as an Airbnb
- Approximately 3,374 sq. ft. including garage

ABOUT THE PROPERTY

Offered for sale with no onward chain, this substantially extended period townhouse offers impressive and highly versatile accommodation arranged over four floors. Ideally suited to modern family life, the flexible layout is enhanced by separate ancillary accommodation, providing excellent potential for independent living for a relative or, as currently utilised, the opportunity to generate supplementary rental income. Conveniently positioned in the heart of Cirencester, the property is further complemented by a private rear garden, valuable off-street parking and the significant benefit of a triple tandem garage.

The ground floor is entered via a welcoming entrance hall leading to the sitting room, while to the rear the kitchen flows seamlessly into the dining room and garden room, creating a superb sequence of spaces for everyday living and entertaining, with direct access onto the garden.

The basement adds considerable versatility, comprising a generous living room, substantial utility room and cloakroom, providing valuable additional space away from the principal accommodation.

The first floor offers two impressive bedroom suites. The principal bedroom benefits from its own en-suite, while the second bedroom is complemented by a generous dressing room and large separate family bathroom with separate shower cubicle. Two further excellent bedrooms, one including a mezzanine, and an additional shower room occupy the second floor.

A standout feature is the substantial detached outbuilding, incorporating an exceptional triple tandem garage extending to approximately 46' in length, with a separate single-storey one-bedroom annexe positioned alongside. Currently utilised as an Airbnb, the annexe provides self-contained ancillary accommodation and offers excellent potential for independent or multi-generational living, home working or continued supplementary rental income.
Outside, the handsome period façade is set back behind traditional railings, with a gravelled frontage and pathway leading to the entrance. To the rear is a surprisingly generous and private garden, creating an attractive retreat despite the property's central location. Immediately adjoining the house is a paved terrace, ideal for outdoor dining and entertaining and framed by established planting and a mature, vine-clad pergola. Beyond, the garden opens onto a generous lawn bordered by mature shrubs, trees and established planting, creating a leafy and secluded setting. Pedestrian access at the far end of the garden leads directly to the garage.

Altogether, this is a remarkably adaptable town centre home, combining substantial family accommodation with a private garden, extensive garaging and valuable ancillary space.




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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
What 3 Words - fired.tugging.bypasses

Services & Tenure
Tenure is Freehold
The property is supplied by Mains Electricity, Gas, Water and sewerage.

Local Authority
Cotswold District Council - Tax Band F

Our reference
CIR260357/RM/02102026

We'd love to hear from you
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Approximate Gross Internal Area 3374 sq ft - 313 sq m
(Including Garage)

Basement Area 470 sq ft – 44 sq m
Ground Floor Area 757 sq ft – 70 sq m
First Floor Area 734 sq ft – 68 sq m
Second Floor Area 511 sq ft – 47 sq m
Third Floor Area 65 sq ft – 6 sq m
Garage Area 837 sq ft – 78 sq m



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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.

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