

PerryBishop

PROPERTY MADE PERSONAL



14 St. Peters Road Cirencester, Gloucestershire, GL7 1RG

14 St. Peters Road

Cirencester, Gloucestershire, GL7 1RG

Key Features



5/6
Bedrooms



2
Bathrooms



2/3
Receptions

- Period semi-detached family home
- Five bedrooms
- Sitting room, snug and family room
- Modern fitted kitchen dining room
- Comprehensively converted basement
- Sizeable private rear garden
- Central Cirencester location
- NO ONWARD CHAIN

About the property

Benefitting from being sold with no onward chain and situated in one of central Cirencester's most sought after residential locations is this extended five/six bedroom, semi-detached period family home, blending period features and contemporary design to create this exceptional home. The accommodation is arranged over four floors including a comprehensively converted basement.

The ground floor accommodation comprises an inviting porch, entrance hall with stairs off to the first floor and basement, sitting room lies to the front with fireplace and bay window, to the middle is a snug with wood burner and opens into the extended kitchen dining room to the rear. The kitchen boasts an ample range of units and marble worktops as well as benefitting from under floor heating and overlooks and leads out to the rear garden, a cloakroom completes the ground floor.

The basement, which has been comprehensively converted, provides a family room which doubles as a further bedroom, modern shower room and a fully fitted utility / plant room. The basement level features underfloor heating and mechanical ventilation. The basement has a comprehensive water control system with fully lined waterproof system and pumps which activate when the ground water rises. The system was installed in 2021 and has a 10 year guarantee.

The first floor accommodation offers a generous principal bedroom with bay window and feature fireplace. There are two further bedrooms to this floor as well as a superb family bathroom with separate shower enclosure and bath. While the second floor consists of two further well proportioned bedrooms.

Outside, to the front of the property is a traditional tiled pathway leading to the front door and a pretty hedge lined garden. Gated access is provided to the side of the property leading to the rear. The sizeable rear garden is mainly laid to lawn with patio area and features planted borders.

NB - Basement: The basement was originally converted in 2008 and experienced flooding in December 2020 when the original flood prevention system was overwhelmed. Following this, the basement walls and floors were removed, the walls tanked and a substantially upgraded water management and pump system installed in 2021. The vendors advise that the basement has remained dry since completion of these works, including during subsequent instances of cellar flooding elsewhere in the street. The water management system benefits from a transferable 10-year guarantee.

NB - Planning Permission: Planning permission is currently in place for the "demolition of existing shed and part of existing garden wall and the erection of replacement ancillary outbuilding" under Cotswold District Council planning reference 23/03646/FUL, with permission granted on 29 January 2024.

Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market, and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

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

Cirencester also boasts its own cottage hospital.



There is a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

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.

What the owner said

Our home is a beautiful period property on one of the most desirable streets in Cirencester. It's a gracious and comfortable house, with 6 bedrooms – enough for all our boys when they come to visit. St Peters Road is a perfect location – close to the historic town centre and local amenities whilst tucked away on a quiet no-through road. The house looks across to St Peters Church and its glorious magnolia tree in the springtime. The community among the friendly SPR residents is unrivalled. We have loved living here.

Directions

From our office in Cirencester, turn right into Castle Street. Bear left at the end of the road into Sheep Street. Keep left and at the mini roundabout turn left into Ashcroft Road. Turn right into Ashcroft Gardens and then right again in to St. Peters Road where the property can be found on the right hand side.

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cotswold District Council
Council Tax Band E
EPC C

Our reference

CIR260477

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk







Approximate Gross Internal Area 2393 sq ft - 222 sq m

Basement Area 399 sq ft – 37 sq m

Ground Floor Area 887 sq ft – 82 sq m

First Floor Area 703 sq ft – 65 sq m

Second Floor Area 404 sq ft – 38 sq m



Basement

Ground Floor

First Floor

Second Floor

PerryBishop
PROPERTY MADE PERSONAL



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.







2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

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.

Gloucestershire • Oxfordshire • Wiltshire

