

52
CHESTER STREET



52 CHESTER STREET, CIRENCESTER, GL7 1HG

A STUNNING GRADE II LISTED TOWNHOUSE IN A QUIET RESIDENTIAL STREET IN THE HEART OF CIRENCESTER.

DESCRIPTION

52 Chester Street is a stunning Grade II Listed townhouse in a superb location only a short walk from the centre of Cirencester. The property is believed to date from the mid 19th Century, although is more Georgian in style.

The front door opens into the hallway with an original flagstone floor leading to two well-proportioned reception rooms. These rooms are light and bright and offer generous ceiling heights.

The kitchen/ breakfast room is a wonderful living space, a central part of this home. It is well equipped with a Rangemaster oven and ceramic hob, floor and wall units which provide plenty of storage. From the dining area at the rear end of the kitchen, French doors lead to the garden.

Listed building consent has been granted to renovate the cellar to create further

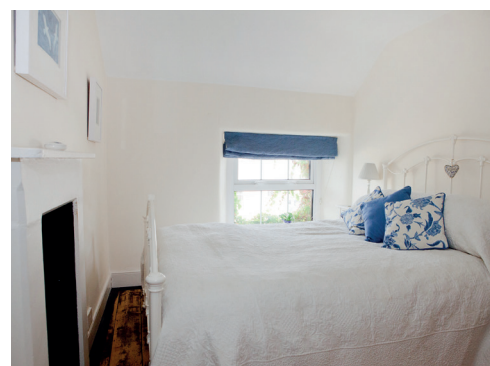
living space such as a games room or a utility room.

On the first floor is the master bedroom with two large sash windows, providing an abundance of light. The stunning floorboards and an original fireplace add to the beauty of this room. Across the landing is a superb family bathroom.

The second floor has a further 3 bedrooms, one of which is currently being used as a study. These rooms are again wonderfully bright and characterful. A large loft area provides additional storage space.

The South Westerly facing walled garden is a haven of tranquillity and is mostly laid to lawn with a border of mixed shrubs running along one side. The terrace area leading from the kitchen French doors is perfect for outside dining. There is a separate pedestrian access onto Chester Street.

4 BEDROOMS • BATHROOM • SITTING ROOM
DINING ROOM • KITCHEN/ BREAKFAST ROOM
CELLAR • WALLED GARDEN • SHED





GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas-fired central heating.

Postcode: GL7 1HG.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. 01285 643643.



LOCATION

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The newly refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

The area offers an excellent choice of schooling and includes Powell's, Deer Park, Kingshill, Rendcomb College, Beaudesert, The Cotswold School and Prior Park, to name but a few.

St Michael's and Cirencester Parks offer wonderful green spaces to be enjoyed by all with tennis courts, children's obstacle courses and numerous walking trails. Sporting opportunities are abundant in the area with the Cotswold Leisure Centre in the heart of town; a super open air swimming pool; nearby Golf Courses in Baunton, Minchinhampton and Naunton;

bridle paths are plentiful and sailing and water sports can be enjoyed at the Cotswold Water Park.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

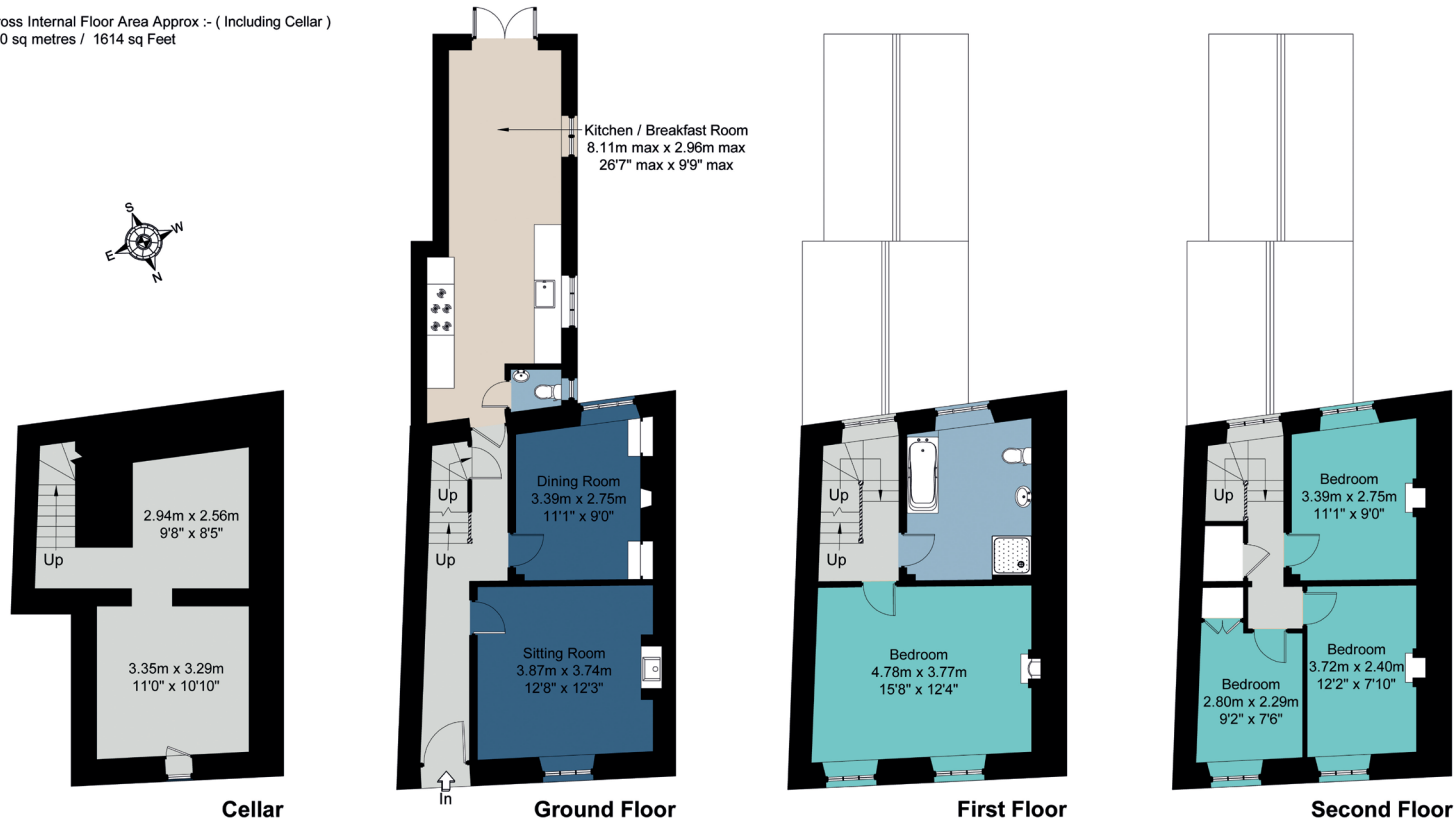
KEMBLE STATION 4 MILES
(LONDON PADDINGTON 75 MINS)
SWINDON 16 MILES
CHELTENHAM 16 MILES
M4 (JUNCTION 15) 18 MILES

All distances and times are approximate



52 Chester Street, Cirencester, Gloucestershire

Gross Internal Floor Area Approx :- (Including Cellar)
150 sq metres / 1614 sq Feet



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