

Abbots, 10B Coxwell Street,
Cirencester, Gloucestershire



Strutt
& Parker

Land and property. Since 1885.

A handsome town residence combining period character, generous proportions and an exceptional town centre location.

Property description

Abbots is an elegant and substantial period townhouse extending to approximately 2,264 sq ft, offering beautifully balanced accommodation arranged over two floors. Positioned within one of Cirencester's most established residential streets, the property combines impressive reception space with well-proportioned bedroom accommodation, creating a versatile home ideally suited to both family living and entertaining.

The house is entered via a welcoming reception hall which immediately establishes the sense of character and scale found throughout the property. Traditional architectural features, generous ceiling heights and large windows combine to create light-filled interiors with an abundance of charm.

A particularly impressive sitting room forms the principal reception area of the house. Extending to over 23 feet in length, this elegant room offers an exceptional space for entertaining and everyday living alike. Large windows allow natural light to flood the room throughout the day, while the proportions comfortably accommodate a variety of seating arrangements, creating a refined yet welcoming environment.

Positioned to the opposite side of the hall is a formal dining room, providing an excellent setting for family gatherings and entertaining. Conveniently located adjacent to the kitchen, the room creates a natural flow between preparation and dining spaces whilst retaining a sense of separation for more formal occasions.

The kitchen is well positioned to the rear of the property and offers ample workspace together with storage and preparation areas suited to modern family requirements. The layout creates a practical hub for day-to-day living while maintaining connectivity with the principal reception rooms.

A cloakroom completes the ground floor accommodation.

First floor accommodation

The first floor provides three generous bedrooms arranged around a spacious landing.

The principal bedroom is particularly impressive in scale, extending to almost 15 feet in length and benefitting from an adjoining en suite bathroom. The room enjoys excellent natural light and ample space for fitted or freestanding furniture.

A second double bedroom is similarly well proportioned and is served by a further bathroom, creating ideal accommodation for family members or guests.

The third bedroom provides additional flexibility and could equally serve as a guest room, nursery, dressing room or home office depending on individual requirements.

The arrangement of bathrooms across the first floor ensures practicality and convenience while preserving privacy for occupants and visitors alike.



2,264 sq ft (210.3 sq m)
3 bedrooms | 3 bathrooms
Town centre location | Garage | Off street parking

Guide Price £900,000



Gardens and grounds

The property enjoys a private setting within the town and benefits from outside space which complements the internal accommodation. The combination of period architecture and a central location creates a rare opportunity to enjoy spacious town living within easy reach of Cirencester’s extensive amenities.

Situation

Abbots occupies a highly convenient position on Coxwell Street, one of Cirencester’s most desirable residential addresses, within comfortable walking distance of the town centre.

Often referred to as the “Capital of the Cotswolds”, Cirencester offers an excellent range of independent boutiques, cafés, restaurants, public houses and everyday shopping facilities. The town’s historic Market Place remains at the heart of the community and hosts regular markets and events throughout the year.

Educational provision is particularly strong, with a range of highly regarded primary and secondary schools nearby, together with Cirencester College and the Royal Agricultural University.

The town also offers excellent leisure facilities including sports clubs, golf courses, tennis courts, rugby and cricket clubs, together with cultural attractions such as the Corinium Museum and the Barn Theatre.

Transport connections are excellent, with rail services available from Kemble providing direct links to London Paddington, while the A417, A419 and wider motorway network offer convenient access to Cheltenham, Swindon, Bristol and Oxford.

Postcode region: GL7

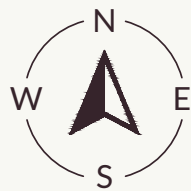
General

Tenure: Freehold
Services: Mains Gas, Water, Electricity & Drainage
Local Authority: Cotswold District Council
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Viewings: Strictly by appointment through the vendor’s selling agents



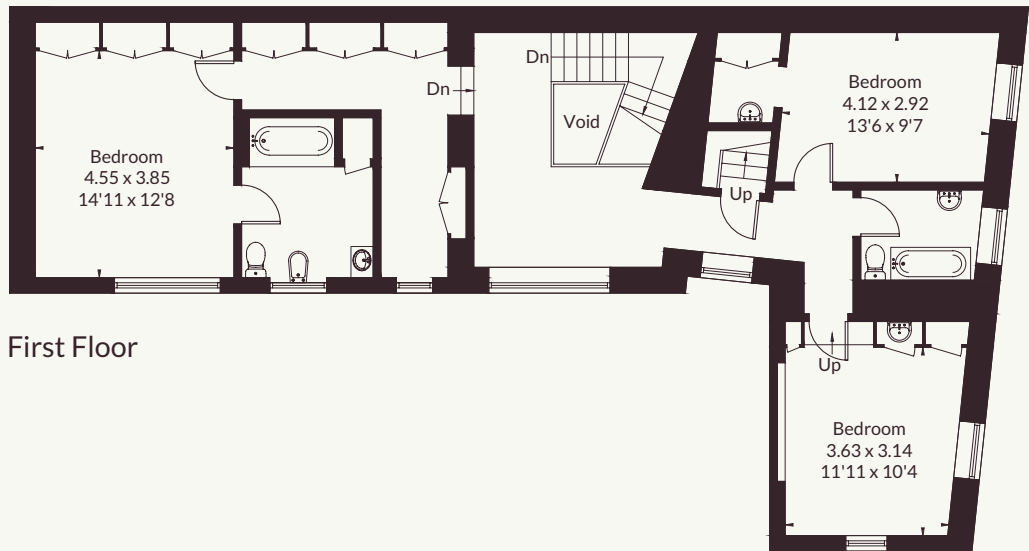


Approximate Floor Area = 238.7 sq m / 2569 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 257.0 sq m / 2766 sq ft (Excluding Void)

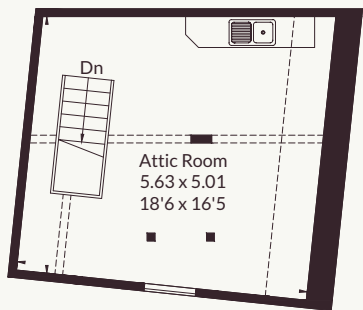


Strutt & Parker Cirencester
15 Dyer Street, Cirencester, GL7 2PP
01285 653101 | cirencester@struttandparker.com

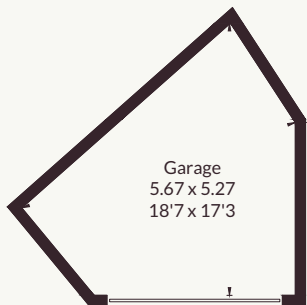
[] = Reduced head height below 1.5m



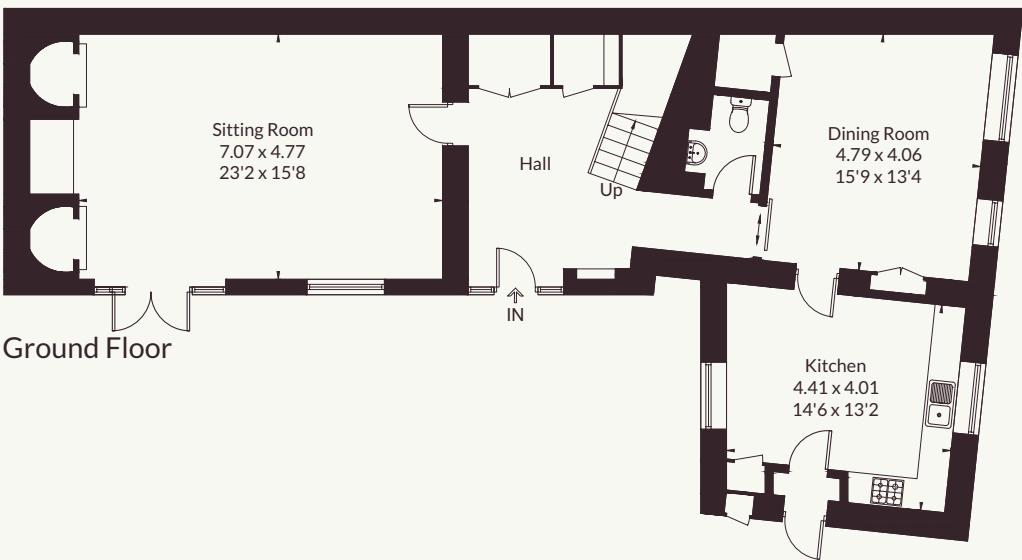
First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. [#109399](mailto:@fourwalls-group.com)

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template design by Fourwalls. Photographs taken May 2026. Particulars prepared June 2026.



Strutt
& Parker

Land and property. Since 1885.