



12 Park Street  
Cirencester, Gloucestershire



## A rare opportunity to acquire a distinguished period home on one of Cirencester's most historic and sought-after streets.

A magnificent and substantial double-fronted Grade II listed Georgian townhouse, extending to over 7,000 sq ft with a separate annexe, walled gardens and a wealth of historic character, positioned in the very heart of Cirencester.



**4 RECEPTION ROOMS**



**10 BEDROOMS**



**8 BATHROOMS**



**ON-STREET PARKING**



**GARDEN**



**FREEHOLD**



**TOWN**



**8,312 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

Coming to the market as a private residence for the first time in more than 150 years, this striking Georgian townhouse offers one of the most impressive opportunities in Cirencester's historic centre. With origins dating back to the early 17th century, the property has previously served as offices before being thoughtfully restored into a private home.

The accommodation is exceptionally versatile and deceptively spacious, extending to more than 7,300 sq ft across four floors. The interiors have been updated with heritage colours, natural materials and cabinetry by British Standard Cupboards (Plain English), blending modern living with historic charm.

Notable period features include large sash windows, a handsome fanlight entrance door, exposed beams, original fireplaces and decorative panelling—each room offering character and elegance in abundance.

### Accommodation

The main house is entered via a sizeable reception hall, leading to a series of beautifully proportioned rooms.

At the front, two large reception rooms offer formal entertaining space, complemented by a snug, study and dining room. To the rear, a family kitchen with bespoke cabinetry, a walk-in cold store and adjoining service rooms, boot room and utility, create an ideal arrangement for day-to-day living.

Two cloakrooms and additional office space complete the ground floor, while extensive cellarge provides useful storage at basement level.

The first floor is home to five en suite bedrooms, each finished to an excellent standard. The second floor offers two further bedrooms, one en suite, alongside a family bathroom, making this a house of remarkable scale and flexibility.

A separate self-contained wing provides further accommodation, comprising a first-floor apartment with three bedrooms and one reception room, a kitchen and shower room—perfect for an au pair, housekeeper, dependent relative or older children.





## Outside

The property enjoys two delightful walled gardens to the rear, featuring clipped topiary, lavender borders, shrubs and mature trees, creating an oasis of calm in the centre of town. Paved terraces and gravelled areas offer excellent opportunities for al fresco dining and summer entertaining.

On-street parking is available locally, while the integral layout and garden access ensure a private and practical arrangement.

## Location

Park Street occupies an exceptional position in the heart of Cirencester, moments from the Market Place with its selection of independent boutiques, cafés and restaurants. The Abbey Grounds, with its open parkland and lakeside walks, is just a short stroll away.

Cirencester is often referred to as the Capital of the Cotswolds, ideally positioned at the intersection of the Fosse Way and Ermin Way. The town offers a thriving cultural and social scene, while nearby Cheltenham, Oxford and Bath provide wider shopping, leisure and educational opportunities.

The area is particularly well served for schooling, with Deer Park, Kingshill and Farmor's secondary schools locally, alongside leading independent options including Rendcomb College, Hatherop Castle, Beaudesert Park, Westonbirt, Wycliffe, Cheltenham College and Cheltenham Ladies' College.

For the sporting enthusiast, there are numerous golf courses, racing at Cheltenham, polo at Cirencester Park and Westonbirt, sailing and watersports at the Cotswold Water Park, and world-class equestrian events including Badminton and Gatcombe horse trials.

Communications are excellent: Kemble station (approx. 4 miles) provides a direct service to London Paddington in about 75 minutes, while both the M4 and M5 are easily accessible via the A417/A419 dual carriageways.



## Distances

- Market Place, Cirencester 200 metres
- Cheltenham 16 miles
- Oxford 45 miles
- Bath 35 miles
- M4 (J15) 18 miles
- M5 (J11A) 19 miles
- London 90 miles

## Nearby Stations

- Kemble Station 4 miles (London Paddington from 75 minutes)
- Cheltenham SPA 16 miles

## Nearby schools

- Cirencester Deer Park School
- Chesterton Primary School
- Cirencester College
- Rendcome College





Approximate Floor Area = 700.1 sq m / 7536 sq ft  
 Cellar = 79.0 sq m / 850 sq ft  
 Outbuildings = 10.1 sq m / 109 sq ft  
 Total = 789.2 sq m / 8495 sq ft (Including Annexe)



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. @fourwalls-group.com #97997

## Floorplans

Main House internal area 7,353 ft (683.1 sq m)  
 For identification purposes only.

## Directions

what3words: ///jolly.stated.chose

## General

Local Authority: Cotswold District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, electricity, gas and drainage

Council Tax: Band H

EPC Rating: E

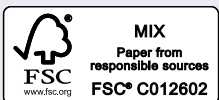
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## Cirencester

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