



21 The Avenue  
Cirencester, Gloucestershire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully presented period townhouse in a sought-after and convenient Cirencester position

A handsome period townhouse providing elegant, modernised accommodation yet retaining various splendid character features. Set in a highly desirable and well-connected position in the heart of Cirencester, moments from the town centre, yet within easy reach of the beautiful nearby countryside of The Cotswolds.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**ON-STREET PARKING**



**PRIVATE GARDEN**



**FREEHOLD**



**TOWN**



**2,100 SQ FT**



**O.I.E.O  
£850,000**



### The property

21 The Avenue is an impressive townhouse that features handsome stone elevations with splendid arched sash windows, while inside the accommodation has been renovated and thoughtfully styled to a high contemporary standard, while retaining various elegant original details.

At the entrance, steps lead to the raised front door and into a welcoming hallway, off which is the open-plan kitchen and dining room to comprises much of the first level's floor space. There is wooden parquet flooring throughout, while the kitchen at the front features sleek, modern fitted units, a central island with a breakfast bar and a stainless steel range cooker. Towards the rear, the dining area has a brick-lined fireplace, space for a family dining table and bi-fold doors opening to the rear deck with its steps down to the walled gardens. A useful cloakroom, boot room and utility space completes the ground floor accommodation.

The lower level features a comfortable family room in which to relax, with access to a laundry room converted from the original coal store. At the rear there is a well-presented double bedroom with an en suite shower room, access to a good sized store, and French doors opening to the rear gardens. The first and second floors have three further bedrooms between them, each of which are airy and beautifully appointed. A family bathroom can be found on the first floor, featuring an over-bath shower. Also on the first floor, is a spacious and comfortable formal sitting room, with ornate cornicing, feature fireplace and two sash windows, which welcome plenty of natural light owing to its elevated position.





## Outside

At the front of the property, a wrought-iron gate opens to the steps leading to the entrance, while at the rear there are walled private gardens. These include a raised deck accessed from the dining room and providing space for al fresco dining, with steps leading down to a peaceful landscaped garden with patio areas, gravel terracing and planted border and raised beds with various shrubs and flowering perennials. Parking is available in front of the property along The Avenue, where there are marked bays.

## Location

21 The Avenue occupies a highly desirable position within Cirencester, set along one of the town's most sought-after residential roads. The property is within easy reach of the town centre, while also benefiting from a quieter setting close to St Michael's Park. Cirencester, often referred to as the "Capital of the Cotswolds", offers a wide range of amenities including boutique shops, cafés, restaurants and a well-regarded theatre. The historic Market Place hosts regular markets and events, contributing to the town's vibrant character.

The town provides a good selection of schooling at all levels, together with modern healthcare facilities, leisure centres and a broad range of clubs and associations. Transport links are excellent, with mainline rail services from Kemble providing access to London Paddington, and good road connections via the A417, A419 and M4 motorway.



## Distances

- Stroud 13.4 miles
- Cheltenham 16.1 miles
- Swindon 17.7 miles
- Gloucester 20.7 miles
- Bath 34.8 miles

## Nearby Stations

- Kemble

## Key Locations

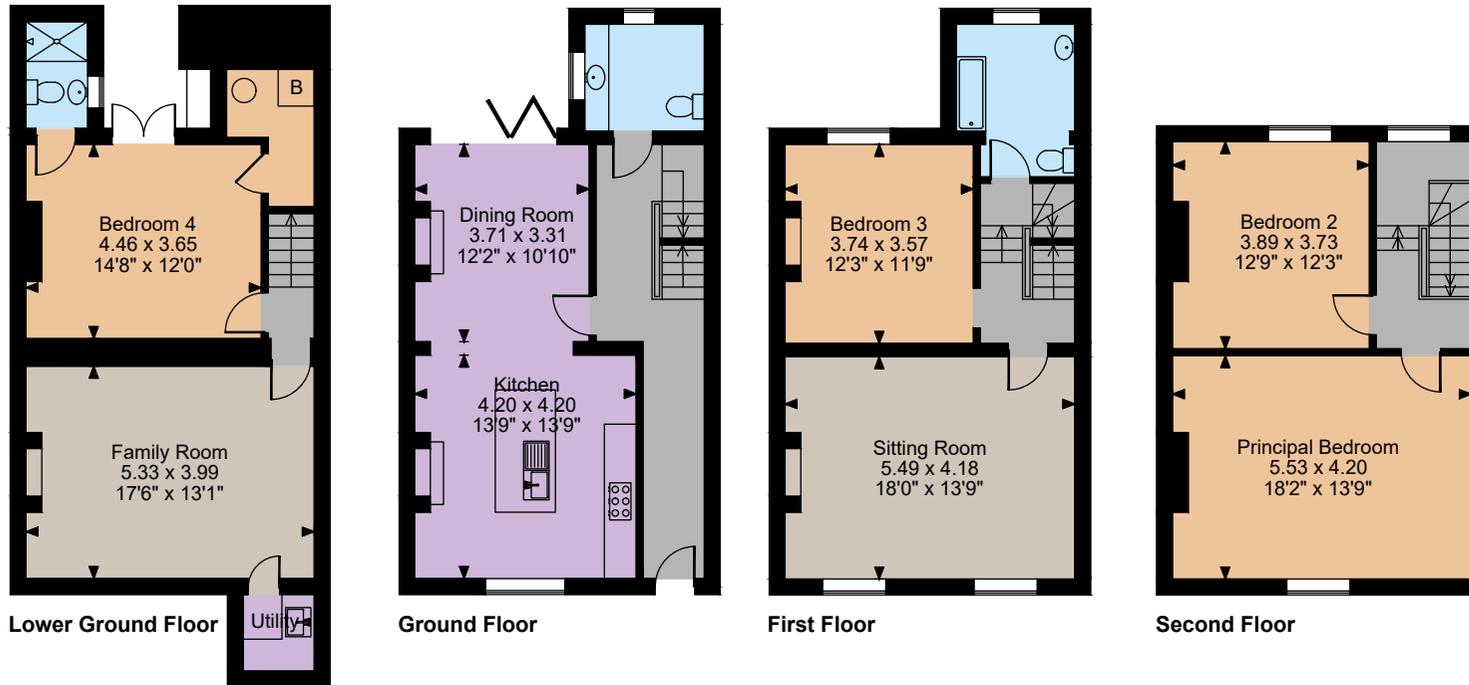
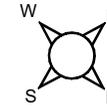
- Berkeley Castle
- Cheltenham
- Bath (UNESCO World Heritage Site)
- Daylesford Farm Shop
- Burford Garden Company,
- Corinium Museum
- Chedworth Roman Villa
- Cirencester Roman Amphitheatre
- Parish Church of St John Baptist

## Nearby Schools

- Hatherop Castle School
- Beaudesert Park School
- Westonbirt School
- St Edward's School, Cheltenham
- Powell's CofE Primary School (Outstanding)







The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

Main House internal area 2,100 sq ft (195 sq m)

Store internal area 50 sq ft (5 sq m)

Total internal area 2,150 sq ft (200 sq m)

For identification purposes only.

## Directions

GL7 1EJ

**what3words:** ///lemmings.handover.heap - brings you to the property

## General

**Local Authority:** Cotswold District Council

**Services:** Mains electricity, water and drainage.

Gas-fired central heating.

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

**Council Tax:** Band E

**EPC Rating:** D

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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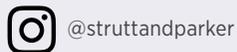
## Cirencester

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