

The Avenue
Cirencester, Gloucestershire



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An elegant four-storey townhouse combining period character, generous living space and exceptional versatility, moments from the heart of Cirencester.

23 The Avenue is an attractive and substantial period townhouse occupying a highly regarded position within one of Cirencester's most sought-after residential streets. Arranged over four floors and extending to approximately 2,230 sq. ft, the property offers a rare combination of elegant reception space, generous bedroom accommodation and a flexible layout capable of adapting to a variety of lifestyles.

The house is approached via steps rising to the front entrance, opening into a welcoming central hallway. The accommodation immediately conveys the scale and character associated with houses of this period, with excellent ceiling heights, large sash windows, and well-balanced room proportions throughout.

The principal reception room is situated to the front of the ground floor. A bright and inviting sitting room centred around a large window overlooking The Avenue provides an elegant setting for both formal entertaining and everyday living. To the rear, a separate snug offers a more intimate and relaxed reception space, ideal as a family room or reading room. Beyond, a conservatory enjoys views across the garden and creates an attractive connection between the house and its outdoor space, allowing natural light to flood into the rear of the property.

Adjacent to the conservatory is a practical utility room, providing valuable ancillary accommodation together with additional storage and laundry facilities.

The lower ground floor forms the operational heart of the home. The spacious kitchen and breakfast room is well arranged with ample preparation space, extensive cabinetry, and room for informal dining, creating a sociable environment for family life and entertaining alike. In addition, a substantial second room on this level offers exceptional flexibility and could be utilised as a family room, games room, home office, gym, studio, or cinema room according to individual requirements.

The first floor is dedicated principally to bedroom accommodation and comprises two generous double bedrooms together with a family bathroom. The principal bedroom is particularly impressive, spanning the full width of the house and benefiting from excellent natural light and proportions. A second double bedroom provides comfortable accommodation for family members or guests.

The second floor continues the theme of spacious accommodation, offering two further double bedrooms served by an additional shower room. This upper level is ideally suited to older children, guests, or multi-generational living, providing a degree of separation from the principal accommodation below.

Throughout the property, the layout has been thoughtfully arranged to maximise flexibility and usability, allowing the house to evolve alongside changing family needs while retaining the charm and architectural character of its period origins.

Gardens and grounds

To the rear of the property lies a private enclosed garden which provides an attractive extension of the internal living accommodation.

Directly adjoining the house, the garden offers space for outdoor dining and entertaining, while the remainder provides a pleasant setting for relaxation and enjoyment throughout the seasons. The conservatory creates a seamless transition between the interior and exterior spaces, enhancing the overall sense of light and openness.

2,230 sq ft (207.2 sq m)

4 bedrooms

2 bathrooms

Freehold

Offers in Excess of £800,000

The garden enjoys a good degree of privacy and offers an appealing retreat from the bustle of the town centre whilst remaining within easy walking distance of Cirencester's extensive amenities.

Situation

23 The Avenue occupies a highly desirable position within Cirencester, set along one of the town's most established and sought-after residential roads. The property enjoys the convenience of being within easy walking distance of the town centre whilst benefitting from a quieter and more mature residential setting.

Cirencester, often referred to as the "Capital of the Cotswolds", offers an exceptional range of amenities including independent boutiques, cafés, restaurants, public houses, and a well-regarded theatre. The historic Market Place hosts regular markets and community events, contributing to the town's vibrant atmosphere and strong sense of community.

The town offers a comprehensive range of educational facilities, together with modern healthcare services, leisure centres, and sporting clubs. Excellent transport connections include mainline rail services from Kemble to London Paddington, whilst the A417, A419 and M4 motorway provide convenient access to the wider region.

The surrounding Cotswold countryside offers outstanding opportunities for walking, cycling and outdoor pursuits, with many of the region's most attractive villages and landscapes within easy reach.

Postcode region: GL7

General

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

Local Authority: Cotswold District Council

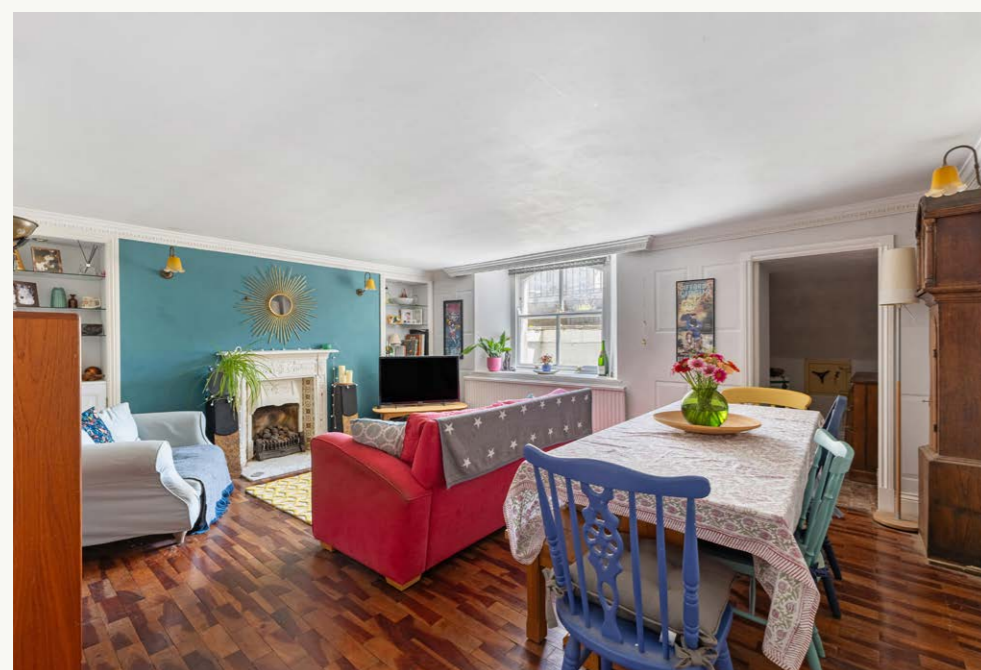
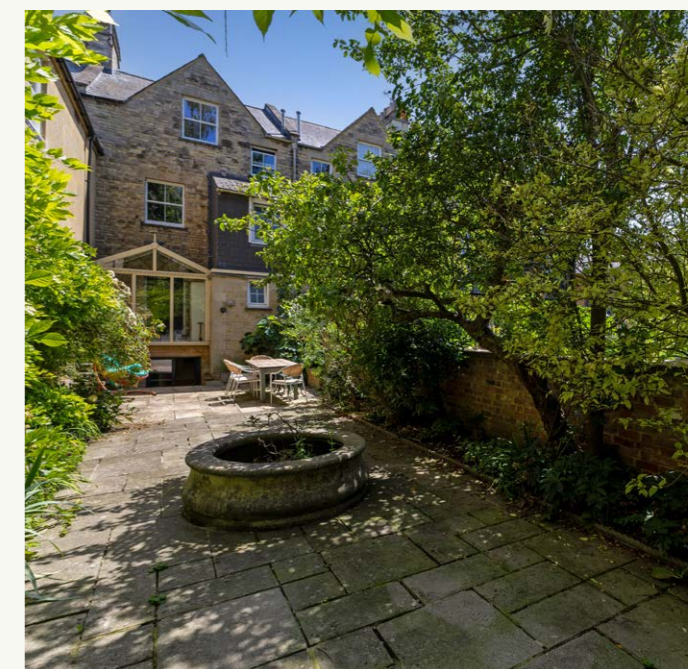
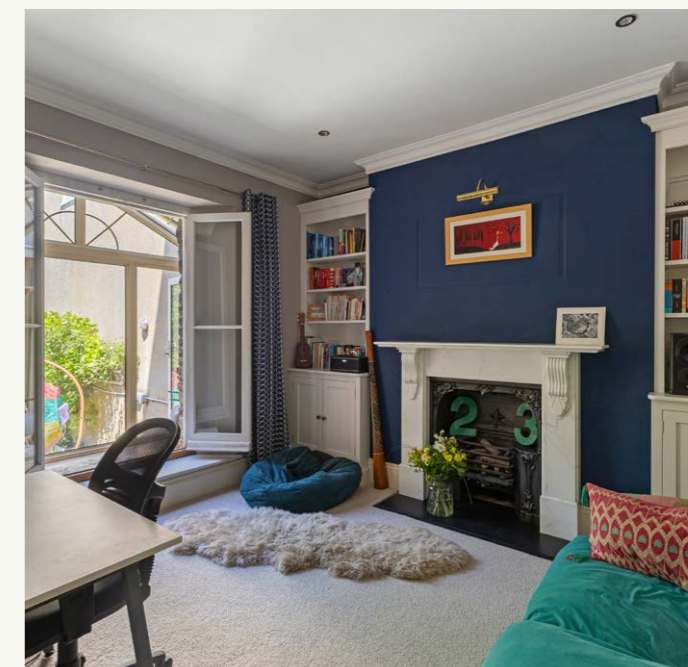
Council Tax: F

EPC Rating: D

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.

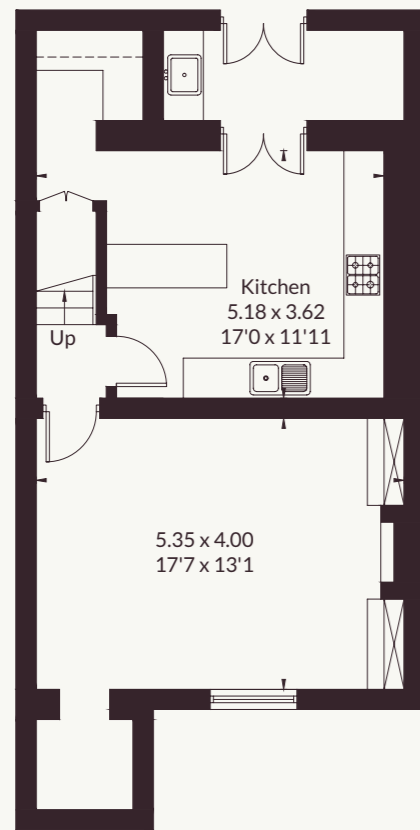


Approximate Floor Area = 207.2 sq m / 2230 sq ft

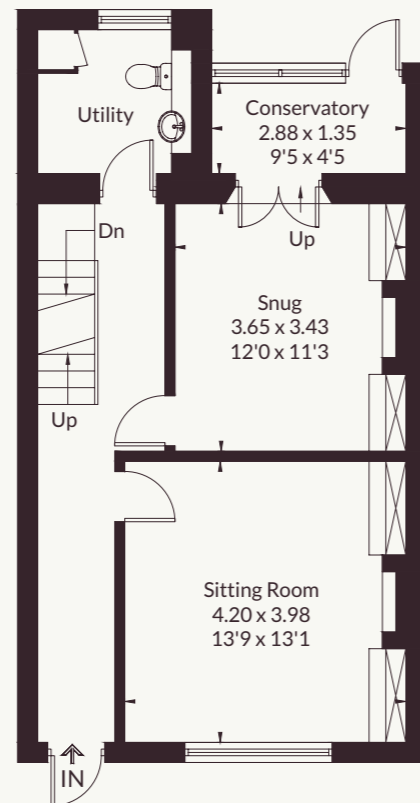


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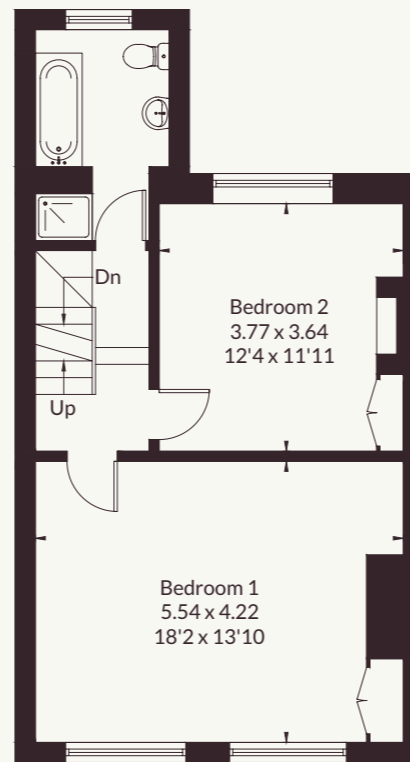
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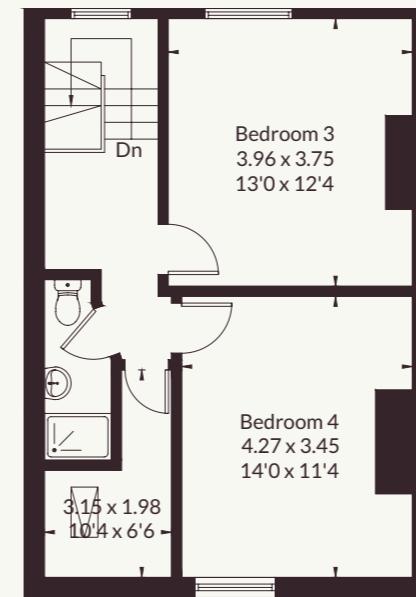
Lower Ground Floor



Ground Floor



First Floor



Second 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. @fourwalls-group.com #110550

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