

# 4 VICTORIA ROAD

— CIRENCESTER —







# 4 VICTORIA ROAD, CIRENCESTER, GL7 1EN

Sitting Room • Family room • Kitchen/ Dining Room • Utility  
5 Bedrooms • Dressing Room • 3 Bathrooms • Cellar • Garage  
Enclosed garden and terrace • Private off road parking

## A stunning Victorian Townhouse in the heart of Cirencester

### Description

4 Victoria Road is a stunning Victorian townhouse in the heart of Cirencester.

The property has been beautifully renovated, seamlessly blending contemporary living with original features. When stepping into the entrance hall one is immediately struck by the impressive interior design flair with the fabulous use of colours, textures and design creativity.

The kitchen/ dining room is clearly the heart of the house and a great room for entertaining family and friends and equally ideal for everyday dining. The kitchen is beautifully bright and light and well

equipped, offering plenty of storage and worktop space. Crittall doors lead onto the terrace and enclosed garden and are ideal for indoor/ outdoor living in the warmer months.

The sitting room is a welcoming room and a wonderful space in which to relax and unwind. The open fireplace offers extra warmth in the winter months.

The family room is great for movie nights and works brilliantly as a children's playroom for the current owners. The bay window offers plenty of natural light.

There is a washroom on the ground floor alongside the utility room which comes in handy for keeping the piles of washing hidden away!

The cellar currently offers great additional storage space.

Upstairs, the first floor comprises three bedrooms and two bathrooms, one being an en suite. The second floor consists of two further bedrooms, a generously proportioned bathroom and a dressing room. All the rooms are superbly laid out and provide comfort, storage and plenty of natural light.

The enclosed rear garden is a haven of peace and tranquillity in the heart of town. This delightful outdoor space is predominantly laid to lawn, interspersed with pretty herbaceous borders, with a striking Acer tree which takes pride of place in the centre of the garden. The terrace is perfect for al fresco dining and summer entertaining.

The garage is currently used for garden storage. There is off-road parking for three cars on the front driveway.

## Location

4 Victoria Road is located in the very heart of Cirencester. Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, fabulous restaurants and cafes. The Market Place hosts a twice weekly market and a farmer's market every other Saturday.

The area offers an excellent choice of private, state and grammar schooling and include Powell's, Deer Park, Kingshill, Rendcomb College, Beaudesert, Pate', Westonbirt, Hatherop Castle, The Cotswold School and Cheltenham colleges 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; 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.

Communications in the area are very good with high-speed internet and easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



*Kemble Station 4 miles  
(London Paddington 75 mins)  
Swindon 16 miles  
Cheltenham 16 miles  
M4 (junction 15) 16miles*

All distances and times are approximate











## General Information

Tenure: Freehold.

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

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these

sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band E. EPC rating D.





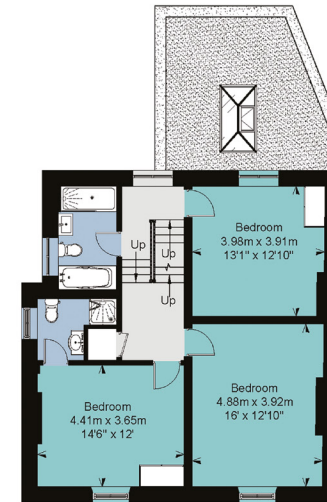
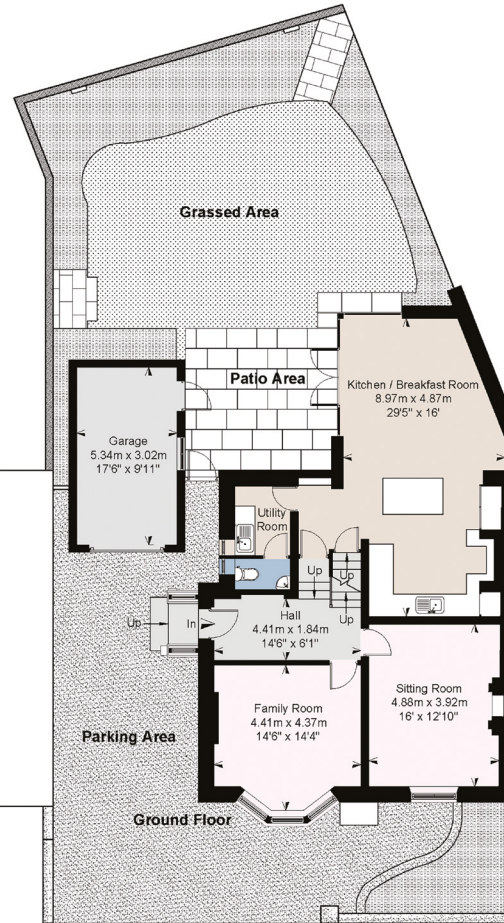
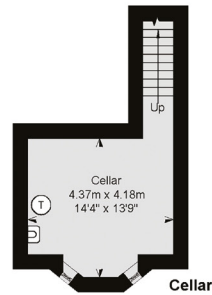


**4 Victoria Road, Cirencester, Gloucestershire**

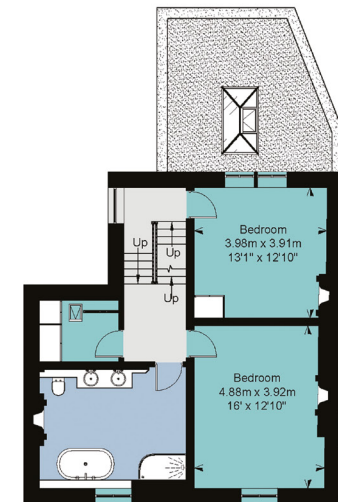
House Approximate IPMS2 Floor Area 246 sq metres / 2648 sq feet  
 Cellar 19 sq metres / 204 sq feet  
 Garage 16 sq metres / 172 sq feet  
 Total 281 sq metres / 3024 sq feet

Simply Plans Ltd © 2022  
 07890 327 241  
 Job No SP2670  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

Outbuildings  
 Not Shown In Actual Location Or Orientation



**First Floor**



**Second Floor**

**SHARVELL PROPERTY**

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