

**Cirencester House  
Clifton  
BS8**



## Cirencester House

Cirencester House is a beautifully presented modern townhouse found in a highly desirable location. The house has beautiful high ceilings and with a southerly aspect is flooded with natural light. Throughout, the finish is superb, complete with a bespoke fitted kitchen, integrated speakers and video entry controls on each floor.

The living accommodation is beautifully proportioned, from the welcoming entrance hall into the elegant south facing drawing room and lovely dining room. These share a matching stone fire surround, with coal effect gas fire; and are linked via an internal lobby complete with sink and work surfaces, integrated fridge and a dumb waiter down to the utility room.

On the lower ground floor, a stunning kitchen enjoys a range of integrated appliances and fitted storage with doors opening to the garden. To the front is a fitted utility room, and access to the garage (with wine store) and large boiler room.

Upstairs, the fabulous ceiling heights seen in the hall floor continue all the way up, with plenty of light from windows on each landing and the half landings above. The two floors give way to five excellent double bedrooms.

On the first floor there are two suites – with the principal to the front having a large walk-in wardrobe and en-suite bathroom. Equally sumptuous is bedroom two to the rear, which has a fabulous en-suite bath & shower room.

Upstairs are three double bedrooms. To the rear is a lovely light room with an en-suite shower and fitted wardrobe, whilst to the front are two further double bedrooms. These share an immaculate family bathroom.

Local Authority:  
Bristol City Council: 0117 922 2000.

Services:  
Mains electricity, water and drainage. Gas fired central heating. Alarm system. Video entry system fitted to all floors. Integrated speaker system to most of the principal rooms. Double glazed throughout.





**An immaculate modern townhouse with sunny gardens balcony parking and garage.**



## Gardens and Grounds

Cirencester House is approached via a gated entrance, with off-street parking for several cars, in addition to the double garage with an electric up & over door. This is fully fitted with both power and light, and gives access to the kitchen / utility room as well as a separate wine store.

To the rear is a charming garden, south facing and catching the sun for much of the day. With doors from the kitchen, as well as the half landing guests can come straight into the house, and out into the garden, from the front door. The garden has a generous amount of paved hard-standing, as well as a lawn and planted borders. It is screened by evergreen trees and walled on all sides.

## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

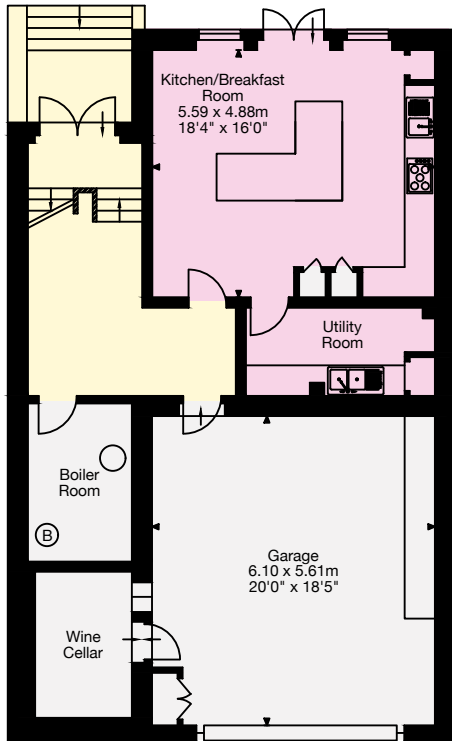
Approximate Gross Internal Floor Area  
Main House = 356 sq m/3,833 sq ft



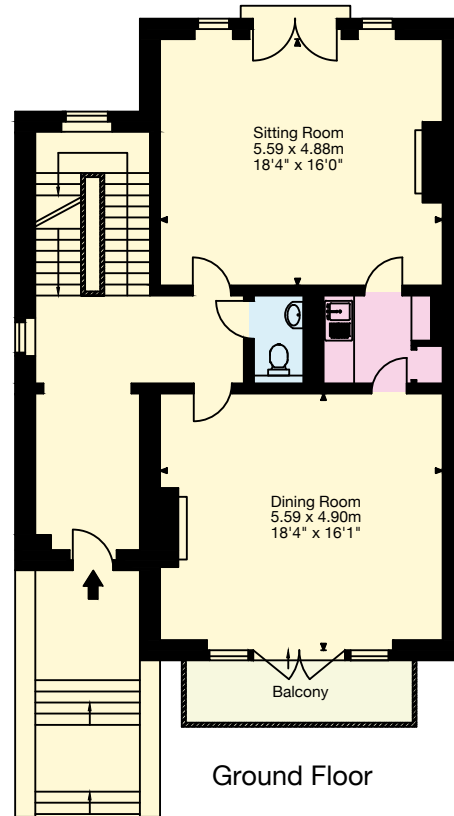
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

## Viewing

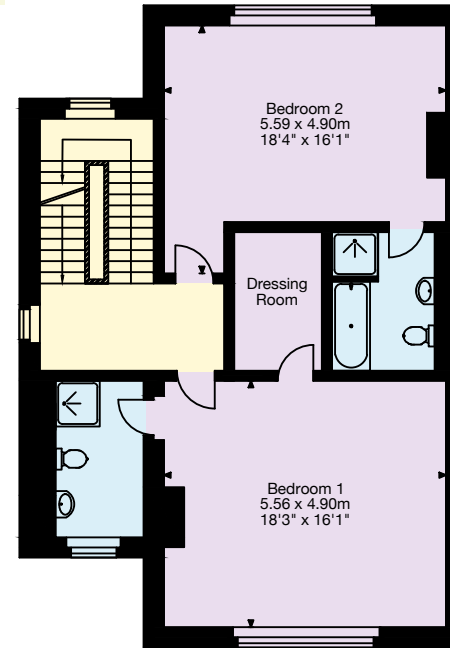
Viewing is strictly by prior appointment with Knight Frank  
Tel: 0117 317 1999.



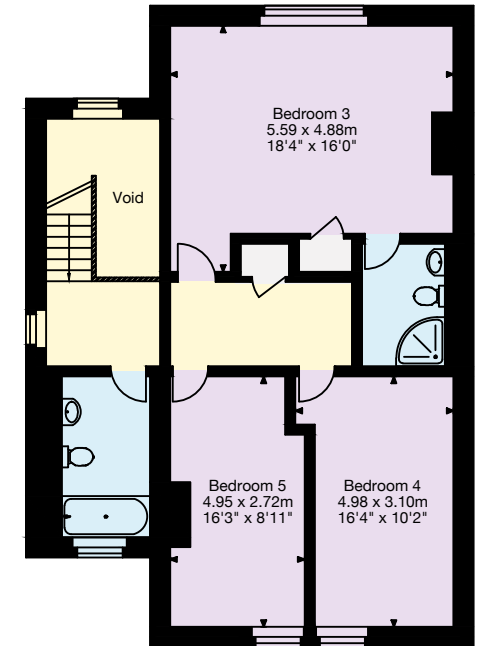
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.

Knight Frank  
Bristol  
Regent House,  
27a Regent Street  
Clifton, Bristol BS8 4HR  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

**Robin Engley**  
0117 317 1996  
[Robin.Engley@knightfrank.com](mailto:Robin.Engley@knightfrank.com)



**Connecting people & property, perfectly.**

Fixtures and fittings: Carpets, curtains and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated September 2021 Photographs dated September 2021. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members names.