



3 THE AVENUE


Cirencester, Gloucestershire





## 3 THE AVENUE CIRENCESTER

A newly refurbished and well proportioned family home in the heart of Cirencester.

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Local Authority: Cotswold District Council    Council Tax band: G    Tenure: Freehold

Services: Mains electric, drainage, water and gas are connected to the property. Broadband is connected.

Distances: Cirencester town centre 0.4 miles | Kemble Station (London Paddington 68 minutes) 4.6 miles | M4 (J15) 16 miles | M5 (J11A) 18.1 miles  
Swindon Station 15 miles (London Paddington 55 minutes) | Cheltenham 16.2 miles.(all distances and times are approximate)

Guide Price: £1,900,000





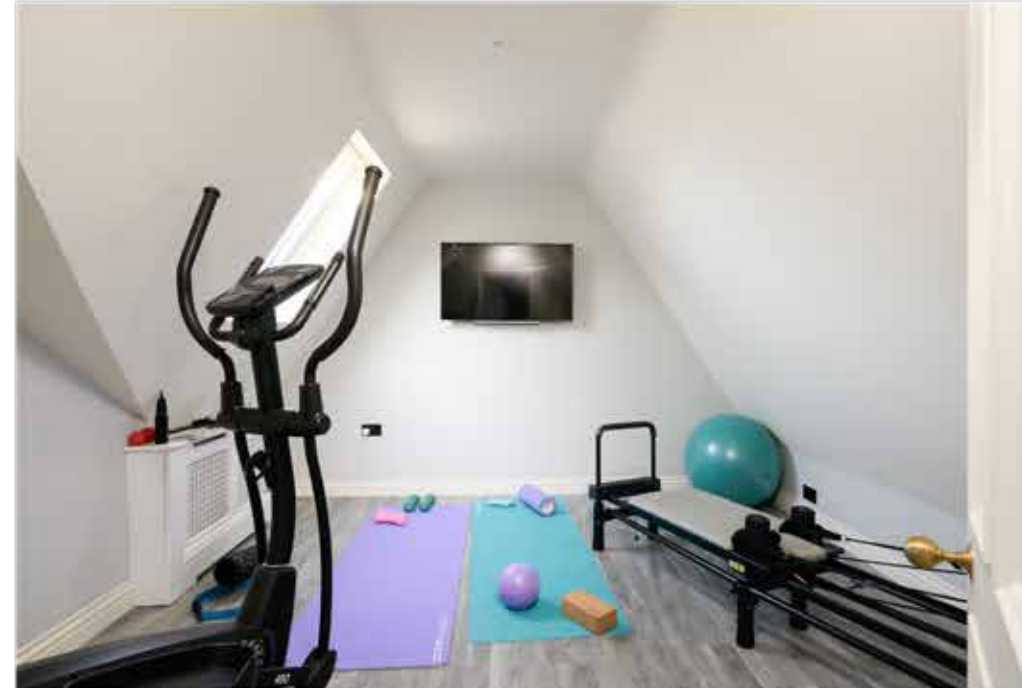
## THE PROPERTY

Just a short stroll from Cirencester's historic town centre, 3 The Avenue is a superb Victorian townhouse that seamlessly fuses grand 19th-century architecture with beautifully judged contemporary design. Behind its elegant façade, the interiors have been sensitively refurbished to celebrate original character while delivering effortless, everyday practicality and luxury.

Throughout, the refurbishment is sympathetic and exacting, retaining key Victorian details (tiled hallway, bays, fireplaces, sash windows and refined cornicing) while enhancing light, flow and function.

The result is a polished, light-filled home with excellent day-to-day usability and an unmistakably period feel.







# THE PROPERTY

An impressive central hallway, laid with original Victorian encaustic tiles, sets the tone for the house and its fine proportions. Three reception rooms provide flexible living: two with period fireplaces and generous sash windows, and a third, more intimate, snug, ideal for TV or reading. To the rear, a bespoke kitchen/breakfast/ family room forms the social heart of the home, featuring bespoke cabinetry, a broad prep space, and French doors that open directly on to the garden for easy indoor-outdoor entertaining. A useful back hall leads to a large utility room, which also provides internal access to the garage, keeping household life neatly out of sight.

The first floor hosts three expansive double bedrooms with notably high ceilings and large windows. The principal suite is a luxurious retreat with a generous bathroom featuring a freestanding tub and separate shower, while bedrooms two and three each enjoy smart en suite shower rooms.

On the second floor, three further doubles and a single bedroom create excellent flexibility for a family, guests, or a dedicated home office, served by two well-appointed family bathrooms.







## SITUATION

The Roman town of Cirencester is a historic market town known as the Capital of the Cotswolds. Dominated by a beautiful parish Church and an excellent range of shops, particularly on Blackjack Street with its small boutiques. On the outskirts of the town are three supermarkets, including Waitrose, Tesco and Aldi. Cirencester offers a good choice of primary and secondary schools, a hospital, a modern sports centre, and a theatre, as well as a variety of pubs and restaurants.

Cirencester benefits from excellent transport links, around 18 miles from Junction 15 of the M4 motorway. There is a fast and regular train service from Kemble or Swindon to London Paddington (approximately 60-75 minutes). The region's main hubs include Cheltenham, Gloucester, Swindon, Oxford, Bath, and Bristol.

For those interested in country pursuits, the area provides excellent riding, country polo at Cirencester Park, and National Hunt racing at Cheltenham, Newbury, and Bath. Other sporting opportunities are abundant, with nearby golf courses including Cirencester, Minchinhampton, and Naunton. Water sports can be enjoyed at the Cotswold Water Park, and swimming is available at the Cotswold Leisure Centre, the open-air pool, or at Lake 32.

The area features numerous scenic walking routes, especially within the Abbey Grounds and nearby Cirencester Park.

Several outstanding schools are within a reasonable driving distance, such as Deer Park School, Farmer's School in Fairford, Hatherop Castle, Pinewood, Beaudesert Park, Rendcomb, Cheltenham College and Cheltenham Ladies' College.







## GARDENS AND GROUNDS

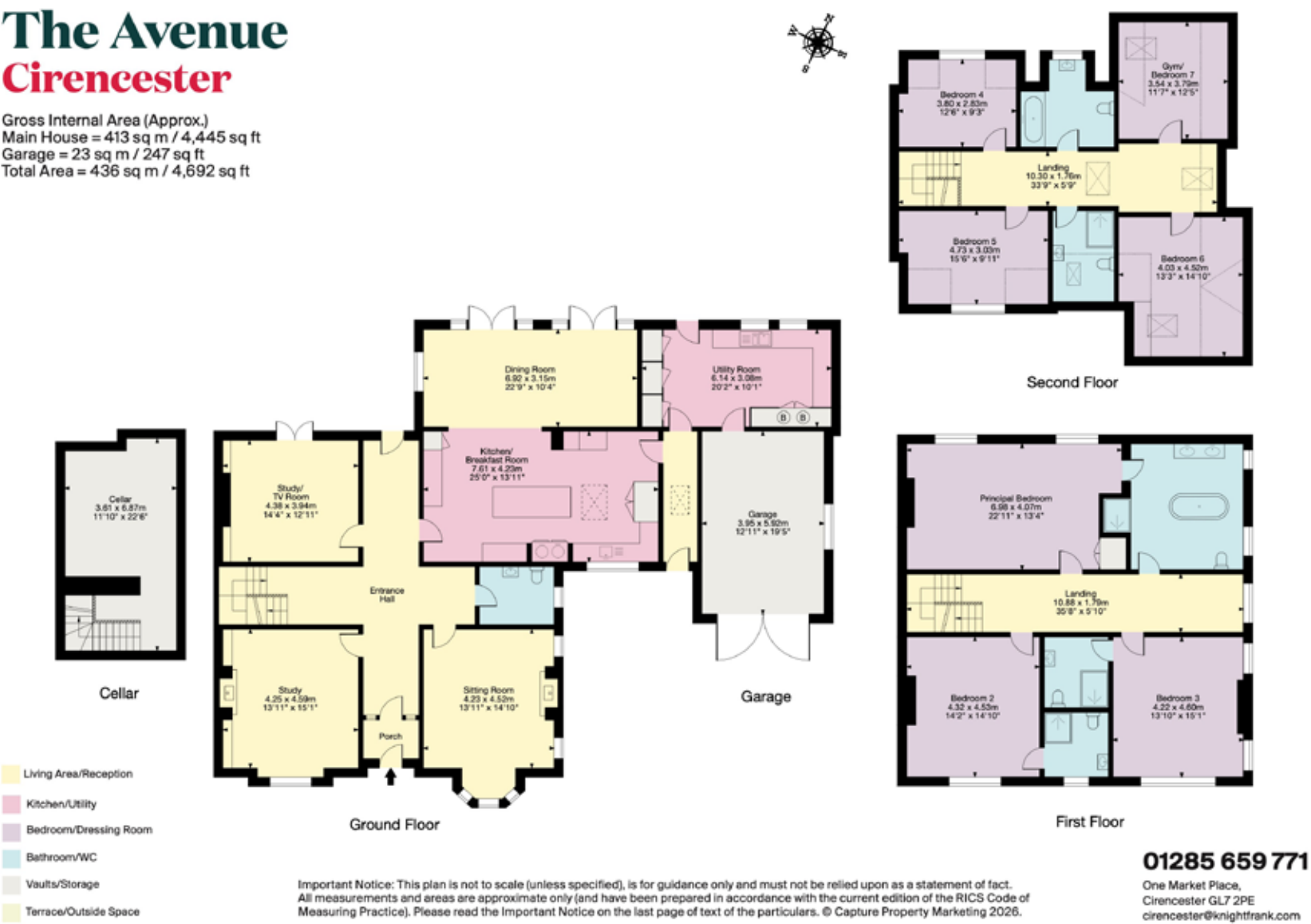
Approached through impressive electric cast-iron gates, the property enjoys a slightly elevated position behind a handsome stone wall topped with manicured hedging. To the front, extensive paved parking leads to a large garage, creating both convenience and grandeur.

To the rear, a generous paved terrace runs the full width of the house and is accessed directly from the kitchen and reception room, perfect for al fresco dining and summer entertaining. Beyond, the garden has been beautifully landscaped with a mix of mature planting, a neat lawn, and a charming dining terrace beneath a pergola. Espalier trees frame the walled and fenced boundaries, adding structure and privacy, completing this idyllic outdoor space.



# The Avenue Cirencester

Gross Internal Area (Approx.)  
Main House = 413 sq m / 4,445 sq ft  
Garage = 23 sq m / 247 sq ft  
Total Area = 436 sq m / 4,692 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Georgina Mason  
01285 659771  
georgina.mason@knightfrank.com

Knight Frank Cirencester  
One Market Place  
GL7 2PE

knightfrank.co.uk

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