

PerryBishop

PROPERTY MADE PERSONAL



Brewery Mews, Gloucester Street, Cirencester, Gloucestershire, GL7 2DH

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Key Features



2
Bedrooms



3
Bathrooms



2
Receptions

- Two generous bedrooms with mezzanine levels
- Open plan kitchen dining living area
- Ground floor reception room with shower facility
- Central Cirencester location
- Courtyard garden and separate seating area
- No onward chain
- Grade II Listed by curtilage
- EPC rating C

About the property

Tucked away in the centre of town, this striking Cotswold stone residence delivers an exceptional mix of historic charm and modern architectural style. Beautifully renovated throughout, the property offers highly adaptable accommodation with two or three bedrooms, thoughtfully designed for contemporary living.

The standout feature is the impressive open-plan living space, where expansive glazing and wide openings create a natural flow to the private courtyard garden. The outdoor areas have been designed as an extension of the home itself. A second secluded seating area is enclosed by mature yew hedging and enhanced by climbing wisteria with further storage. A rare advantage for such a central position is the private parking, with space for up to three vehicles along with an electric car charging point.

The main living area combines style with practicality, incorporating a bespoke fitted kitchen with integrated appliances and a substantial island unit ideal for informal dining. Beyond this sits a dedicated dining space and a light-filled sitting area centred around a contemporary inset fireplace. A versatile additional room on the ground floor can serve as a home office, cosy snug, or occasional third bedroom. Positioned beside a modern wet room and opening directly onto the

courtyard, it also works perfectly as guest accommodation.

A cleverly concealed staircase leads to the principal bedroom suite, an impressive retreat with vaulted ceilings and space for a seating area. The adjoining shower room has been finished to a high standard and includes a large walk-in shower. Above, a mezzanine level offers flexibility as a dressing area, study space, or additional storage. The second bedroom is equally well-appointed, complete with its own ensuite shower room and mezzanine area, making it ideal for guests or flexible lifestyle use.

Blending period character with contemporary sophistication, this is an outstanding and highly individual home in one of the Cotswolds' most desirable town-centre locations. Viewing is highly recommended to appreciate the quality, design, and atmosphere of this unique property.

NB - please be aware that the property is Listed by curtilage. This is where buildings, structures or objects are deemed to be listed by virtue of being within the curtilage of a listed building. Meaning if works are planned for the property will have obtain listed building consent along with the normal planning consents.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of



delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

From our office in Cirencester turn left. At the traffic lights turn left, proceeding into Dollar Street. Bear right into Spitalgate Lane taking the next turning left into Trafalgar Road. Follow the road around the bend and the property can be found on the left hand side, just before the T junction.

What3Words /// hawks.cheerful.escalates

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band F

Our reference

CIR/LJ/CDH/28052026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

Excellent and welcoming community with mixed ages. The house is a modern and spacious stone barn conversion, making it good for entertaining.







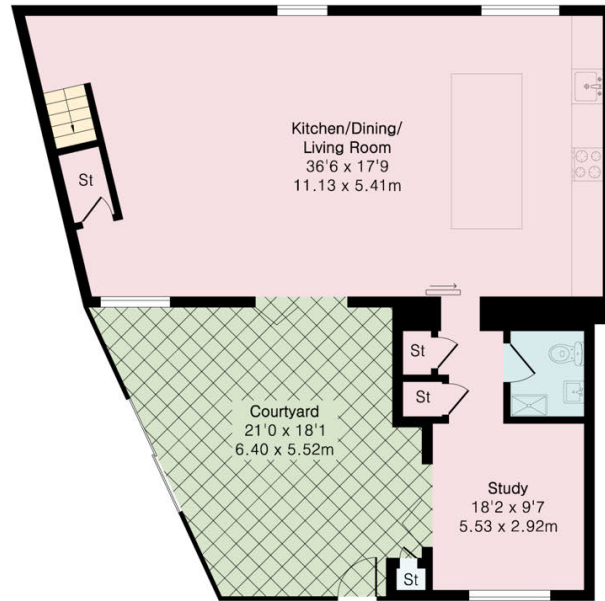


Approximate Gross Internal Area 1616 sq ft - 151 sq m

Ground Floor Area 802 sq ft – 75 sq m

First Floor Area 642 sq ft – 60 sq m

Third Floor Area 172 sq ft – 16 sq m



Ground Floor



First Floor

Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

