



19 Sheep Street, Cirencester
Guide Price: £425,000

MOORE ALLEN
& INNOCENT

19 Sheep Street, Cirencester, Gloucestershire GL7 1QW

TOWN LIVING. A charming *newly refurbished* cottage located within a short walk of the town's Market Place. Sitting room, Fitted Kitchen, Two Double bedrooms and spacious Bathroom. Extending to 94 sq m (1,012 sq ft). Walled courtyard garden and parking.

Location

The historical Roman town of Cirencester is highly regarded as the 'capital of the Cotswolds'. Ideally set just an hour from the M25, the area boasts some of the most charming countryside and idyllic villages in England. Cirencester has a vibrant community and is blessed with a wide selection of amenities, medical facilities and is well catered for most educational needs. Paddington station is approximately 75 minutes from Kemble (c.3 miles). The M4, M5 and M40 are all within easy commuting.

The Property

Memorial Cottages comprise just three traditional Cotswold stone houses superbly positioned within the historical town of Cirencester. Local developers HDL Group Limited has skilfully renovated the properties, with an extensive building programme, now sympathetically converted into splendid homes.

Number 19 comprises an end of terraced home that has been traditionally constructed of natural stone with recent double storey rendered rear extension. Built to exacting standards, the property comprises dual aspect sitting room with exposed ceiling beam, inner tiled hall with access to split landing stairwell, spacious cloakroom and well-appointed kitchen of shaker style, quartz worktops, AEG appliances including self-clean oven, ceramic hob with extractor, integral microwave and fridge/freezer compartments. Space for breakfast dining and door to the courtyard garden.

To the first floor, off the spacious landing is a delightful double bedroom with two windows to front aspect and a large bathroom with panelled bath, direct feed shower, low level flush WC and wall mounted wash hand basin. Ample storage and utility cupboard. The second-floor landing accommodates useful storage and access to the second double bedroom. Exposed beams.

A private walled courtyard with hard landscaping and pedestrian gate lies to the rear. Included in the sale is freehold parking for one car.

Town living awaits, a fabulous home within an ideal location for access to amenities. Waitrose, Cirencester Leisure Centre and Cirencester Park all close by.

General Information

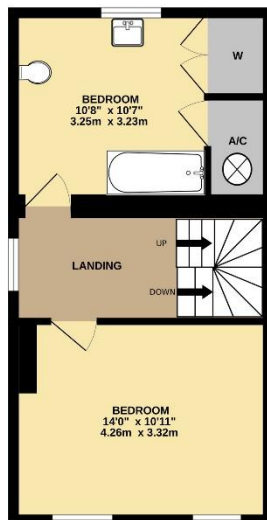
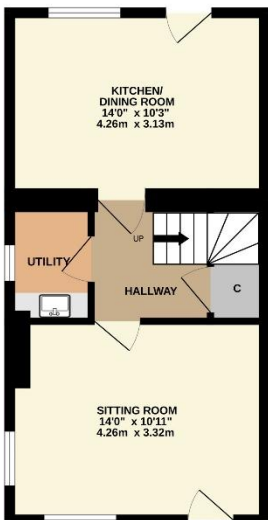
The property is freehold offering vacant possession upon completion. Air source heat pump. Farrow and Ball French Grey painted windows and external doors. EPC Band 'tbc' Council Tax Band to be assessed. Cotswold District Council (01285) 623000. Broadband & Mobile signal checker via www.ofcom.org.uk

Directions

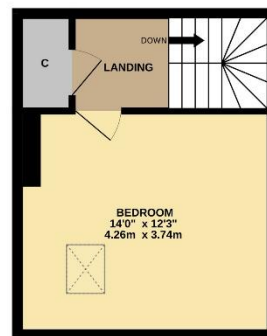
On foot, from the selling agent's office, continue down Castle Street bearing left into Sheep Street and the property will be seen on your left.

GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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