



Maximum headroom
2.2m 7' 2" in underpass

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FOR SALE

MOORE ALLEN
& INNOCENT

COTSWOLD HARE
93 VICTORIA ROAD
CIRENCESTER,
GLOUCESTERSHIRE,
GL7 1ES

An exceptional dual-property offering, recently refurbished and renovated, featuring a substantial seven-bedroom main house and a detached two-bedroom bungalow. With flexible commercial and residential permissions, generous parking and well-kept gardens, it provides outstanding potential for multi-generational living, business use or income generation.

- Recently renovated to create two beautifully appointed homes
- Bungalow with west-facing sitting room, open-plan kitchen/diner, two double bedrooms and shower room
- Potential to extend the bungalow into the attic (subject to planning)
- Attractive, well-maintained gardens and ample off-road parking
- Includes a substantial 7-bed main house (over 3,300 sq.ft.) and a detached 2-bed bungalow (over 850 sq.ft.)
- Currently operated as a successful guest house with owner's accommodation

OFFERS IN EXCESS OF

£1,000,000

TENURE: FREEHOLD



Recently renovated and updated, this impressive pair of properties has been thoughtfully modernised to create two beautifully appointed homes. Currently arranged with the main house operating as a successful guest house and the rear bungalow serving as the owner's private residence, the property benefits from commercial use but also holds approved planning consent to revert to residential, as it was prior to 1998.

This unique combination of permissions provides outstanding versatility for any future buyer. The properties could continue as an established hospitality business, offer an excellent multi-generational living arrangement, or provide the opportunity to occupy the principal house while utilising the bungalow for rental income, guest accommodation or as a home office.

The main house extends to over 3,300 sq.ft. and features a generous reception/dining room opening into a sizeable conservatory, complemented by a further sitting room with gas fire. The spacious kitchen is supported by a separate utility room, while three ground floor bedrooms each enjoy their own ensuite shower room. A further laundry room to the front, complete with focal fireplace, concludes the ground floor accommodation.

Upstairs, four substantial bedrooms all benefit from ensuite facilities, with one room enjoying a dedicated dressing room. A fifth WC serves as a staff facility and completes this level. Externally, the property offers a garden area and eight private parking spaces, with scope to reconfigure part of this parking to create an enlarged garden if desired.

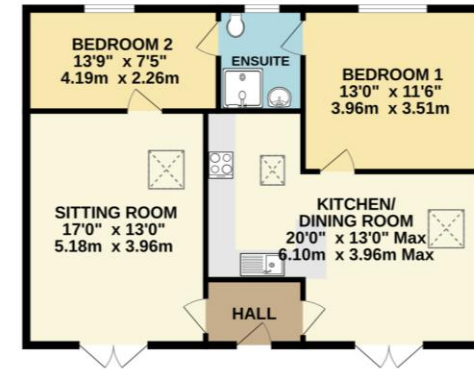
Positioned to the rear and accessed via both vehicle and pedestrian pathways, the detached bungalow (over 850 sq.ft.) offers a well-balanced layout, including a west-facing sitting room, an open-plan kitchen/dining room, two double bedrooms and a shower room, along with its own private garden and parking. Subject to planning, there is also potential to extend into the attic space to create additional first-floor accommodation.

Set within attractive and well-maintained gardens, this exceptional offering provides ample off-road parking and a level of flexibility rarely found in the local market.

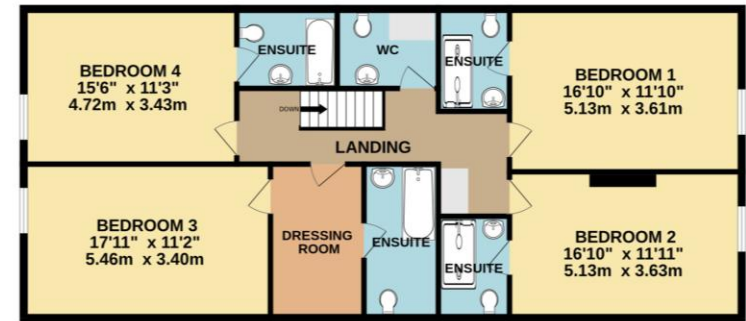
Planning application reference: 25/02162/FUL



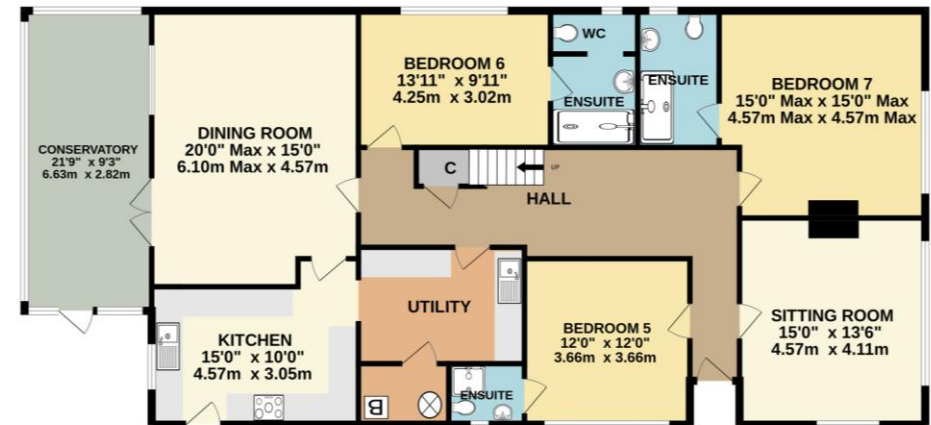
DETACHED BUNGALOW
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



GROUND FLOOR
1866 sq.ft. (173.3 sq.m.) approx.



APPROXIMATE AREA = 3331 SQ FT / 309.4 SQ M. BUNGALOW = 853 SQ FT / 79.2 SQ M

TOTAL FLOOR AREA : 4183sq.ft. (388.6 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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GENERAL INFORMATION

Services: We understand that all mains' services are connected to the property

OUTGOINGS:

Council Tax Band 'A' 2025/26 charges £1,608.87

EPC: C (54)

Local Authority: Cotswold District Council 01285 623000

Tenure: The property is offered freehold with vacant possession upon completion.

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