

41 Lewis Lane, Cirencester, GL7 1EA



**** SALE AGREED stc **** Welcome to this impressive period townhouse in the heart of Cirencester. Set on a highly regarded road, it offers versatile living, charming period features, a private garden, garage, and parking—all within walking distance of the town centre.

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Key Features



4

Bedrooms



2

Bathrooms



3

Receptions

Description

A striking period townhouse situated in one of Cirencester's most sought-after roads, just a level walk to the town centre. Behind its handsome façade, this home combines character and practicality with four double bedrooms, three reception rooms, and versatile accommodation arranged over three floors.

The ground floor welcomes you with two elegant reception rooms, both light and spacious with wood-burning stoves. To the rear, a third reception room is perfectly placed as a dining room with French doors opening onto the garden, and it sits opposite a well-equipped kitchen with ample storage, a breakfast bar, and a range cooker. A utility cupboard provides further convenience.

Upstairs, the first floor offers two generous double bedrooms, including one with an en-suite shower room, alongside a large family bathroom with bath and separate double shower. The second floor presents two further double bedrooms with a useful cloakroom.

The house benefits from ample storage, tasteful redecoration, and new flooring. Outside, the garden has been designed for low maintenance entertaining with paved areas, bespoke timber fencing, and a covered dining space. A rear gate opens to secure parking for two vehicles and a garage, rarely found so close to the centre of town.

Exterior

Set behind traditional railings and a neat front garden, the property has real street presence. To the rear, a private low-maintenance garden has been landscaped for entertaining, with a covered dining area, bespoke timber fencing, and direct access to the garage and parking.

Essentials

Council Tax Band: F £3485.90 2025/26

EPC Rating: D (63)

Tenure: Freehold

Heating: Gas central heating

Parking: Garage and off-road parking for two vehicles

Sellers Comments

"This has been a fabulous, low maintenance property. Being in the centre of Town and it's close proximity to all shops and amenities has been a great bonus, as is the off street parking and single garage"

Area

This home sits on one of Cirencester's most highly regarded roads, just a level walk from the vibrant town centre. Known as the Capital of the Cotswolds, Cirencester offers a wonderful blend of history and modern living, with bustling markets, boutique shops, cafés, and fine dining. Excellent schools are nearby, alongside parks and green spaces for walks and recreation. The town also enjoys superb connectivity to Cheltenham, Swindon, Oxford, and the M4/M5 corridors, making it ideal for both local and commuting lifestyles.

Viewings

Strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your private viewing.

Agents Notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Buyer Verification / AML Compliance

In accordance with current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

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At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

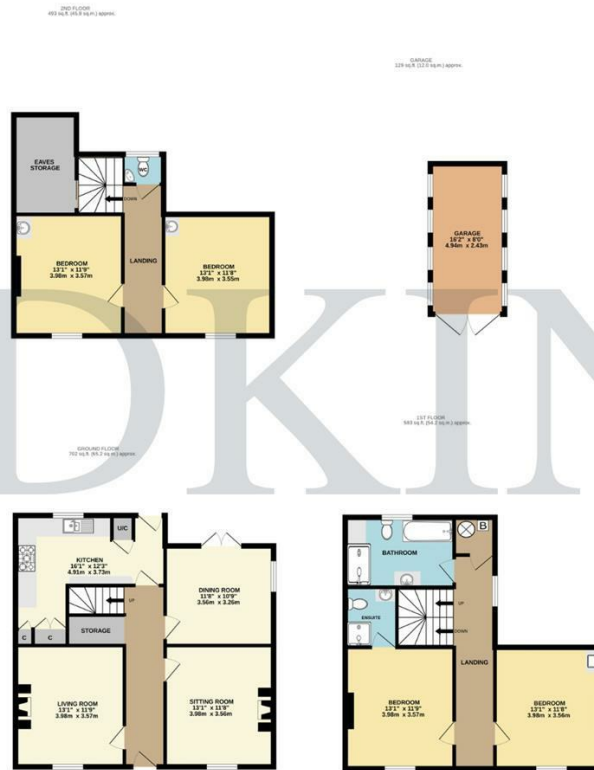
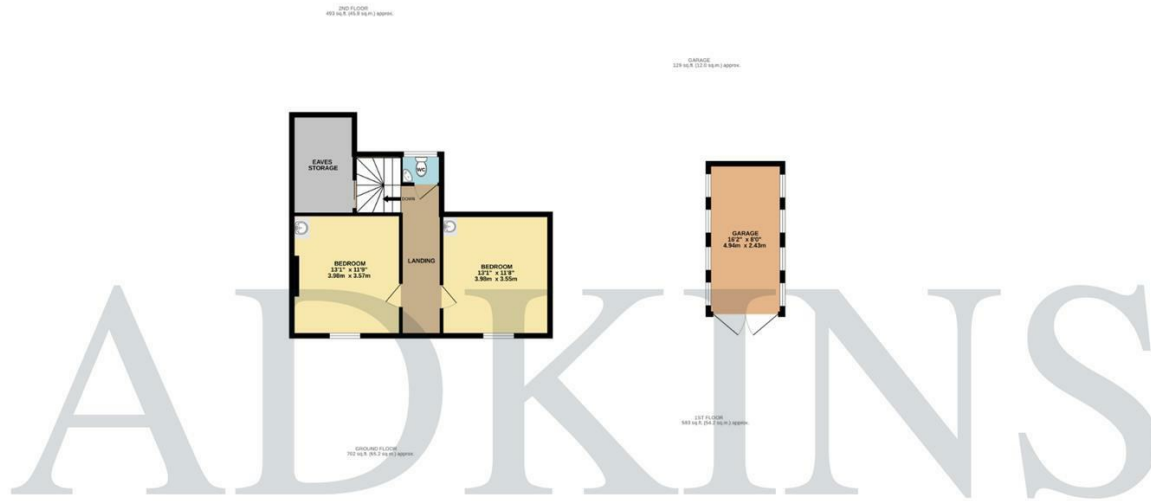
With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.







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 Floor Area: 1700.71 sq ft



TOTAL FLOOR AREA : 1778sq.ft. (165.2 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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Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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