



14, Coates  
Cirencester, Gloucestershire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## 14, Coates Cirencester, Gloucestershire, GL7 6NH

A spacious detached Cotswold stone cottage in a popular village close to Cirencester.

Cirencester 3½ miles, Tetbury 9 miles, Kemble Station (London Paddington 75 mins) 3 miles

Hall | Sitting room | Dining room | Study/4th bedroom | Kitchen/breakfast room | Studio/garden room | Shower room | Utility | 3 Double bedrooms (one with cloakroom en suite) Family bathroom | Parking | Garden

### 14 Coates

The property comprises a period cottage which has been extended a number of times, situated in the heart of the village. A large hallway immediately gives a good feeling of space. The sitting room, with a wood-burning stove, leads off to the right. On the opposite side of the hall is a study which could easily be used as a fourth bedroom. The kitchen/breakfast room overlooks the garden and a separate dining room leads off – this would also make a good playroom. To the rear is a garden room, currently used as a studio, with a wood-burning stove. On the first floor are three double bedrooms, one with a cloakroom en suite, and a family bathroom.



## Outside

To the side of the house is a gravelled driveway with parking space for a number of cars. Adjoining this is a former garage, now used as a shed. 14 Coates has a pretty garden with a good degree of privacy for a village house. There is a wide paved terrace at the rear and beyond this is a winding lawn with mixed borders.

To the rear of the former garage is a greenhouse and there are open views over the adjoining fields.

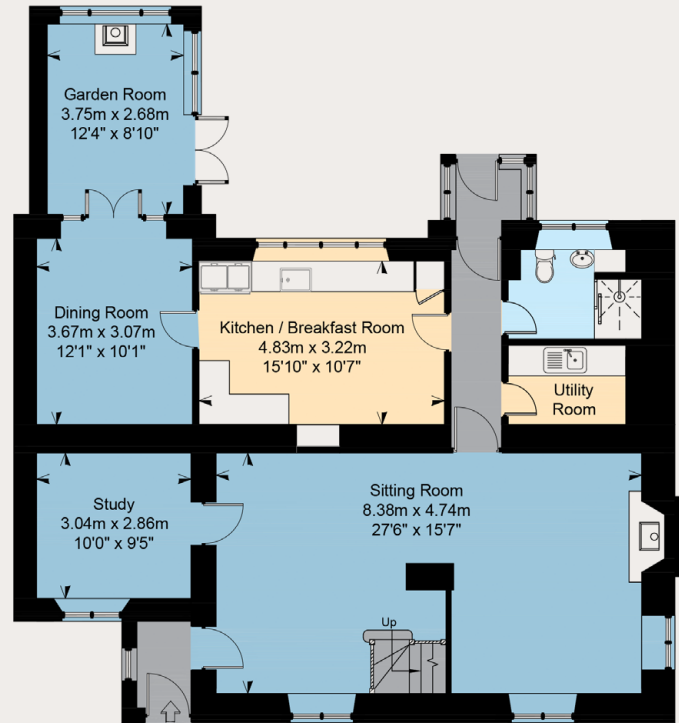
## Location

Coates is a popular village that lies about 3½ miles to the west of Cirencester. The village is a thriving community with a village hall and church. Cirencester is a busy Cotswold market town with a good range of shops, restaurants and pubs. Other local towns include Tetbury, Malmesbury and Nailsworth. The main regional centres include Bath, Bristol, Swindon, Gloucester and Cheltenham, all of which are within daily commuting distance. Kemble Station is under 3 miles, from which trains to Paddington take 70 minutes. There are a variety of good local primary schools, various grammar schools and a choice of private schools. Many good walks in the neighbourhood. Cirencester Park is about a quarter of a mile where thousands of acres of landscaped woods and parkland are open to local walkers throughout the year.

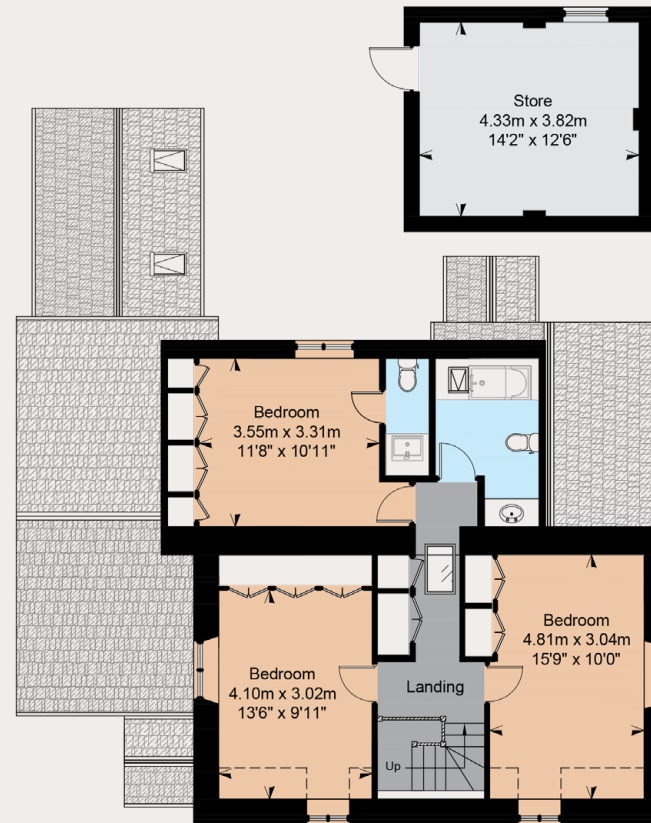


## Floorplans

House internal area 1,948 sq ft (181 sq m)  
Store internal area 172 sq ft (16 sq m)  
Total internal area 2,120 sq ft (197 sq m)  
Including limited use area 53 sq ft (5 sq m)  
Outbuildings not shown in actual location or orientation  
For identification purposes only.



Ground Floor



First Floor

[---] = Limited Use Area



## Directions

From Cirencester take the A433 for Tetbury. After about 2½ miles turn right for Coates. Continue into the village, ignoring the first right hand turning. Take the next right turning. Pass the Village Hall on the left and 14 Coates will shortly be seen on the left hand side. What3words: ///dote.changes.lectured

## General

**Local Authority:** Cotswold District Council.  
**Services:** Mains water, electricity and drainage. Oil fired central heating.  
**Council Tax:** Band F  
**EPC:** E  
**Tenure:** Freehold  
**Guide Price:** £750,000

## Cirencester

15 Dyer Street, Cirencester, GL7 2PP

**01285 653101**

cirencester@struttandparker.com  
struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

