



Castle Mews, Cirencester, Gloucestershire.

£285,000 Freehold



## 3 Castle Mews, Cirencester, Gloucestershire.

### Directions

Please use the postcode GL7 1QH or call the office at any time for detailed directions from your location.

### Summary

Right in the very heart of Cirencester, yet quietly tucked down a little pedestrian path, this charming two bedroom home with courtyard gardens to the front and rear is a genuine hidden gem. Built in a traditional style with mock timber beams and cottage detailing throughout, it offers all the character without the complications of a period property. Compact, practical and surprisingly peaceful for such a central setting, this is town living done cleverly.

### Step inside

From the moment you step inside, the cottage styling is clear. Exposed beams, warm tones and a cosy sitting room create an inviting atmosphere that feels far removed from the bustle just moments away.

The living room is well proportioned and thoughtfully arranged, with built in shelving and a focal fireplace adding both practicality and charm. It flows naturally through to the kitchen and dining area at the rear, making the ground floor feel connected rather than confined.

The kitchen is neatly designed with shaker style cabinetry, wooden worktops and cottage style finishes, perfectly in keeping with the overall look. There is space for a dining table, along with direct access out to the rear courtyard, which adds a sense of openness to the ground floor. Upstairs, the principal bedroom is comfortable and well laid out, with cottage style detailing continuing through exposed timbers and dormer windows. The second bedroom offers flexibility as a guest room, nursery or home office, making the layout practical for a variety of buyers.

The bathroom is neatly arranged beneath a skylight, bringing natural light into the space and completing the accommodation.

### Step outside

For such a central home, the outside space is a genuine surprise.

To the front sits a very usable courtyard garden, enclosed by a handsome Cotswold stone wall with gated access. It feels private and secure, a lovely spot for morning coffee, a small table and chairs, or simply a bit of fresh air in your own enclosed setting.

To the rear, there is a further courtyard garden, creating a second, practical outdoor space. It adds flexibility that many central properties simply do not

have. Two courtyards, one hidden path, and the centre of Cirencester quite literally moments away. It is a rare combination.

### Area insight

It genuinely does not get much more central than this. The Market Place, independent shops, cafés and restaurants are all within a few minutes walk, placing the very best of Cirencester right on your doorstep.

Yet the approach down the small path and into the mews creates a sense of retreat that is rare in such a prime location. You are in the middle of everything, without feeling like you are. For those wanting convenience, charm and a manageable footprint in the centre of town, this is a rare opportunity to secure a home that quietly stands apart.

### Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

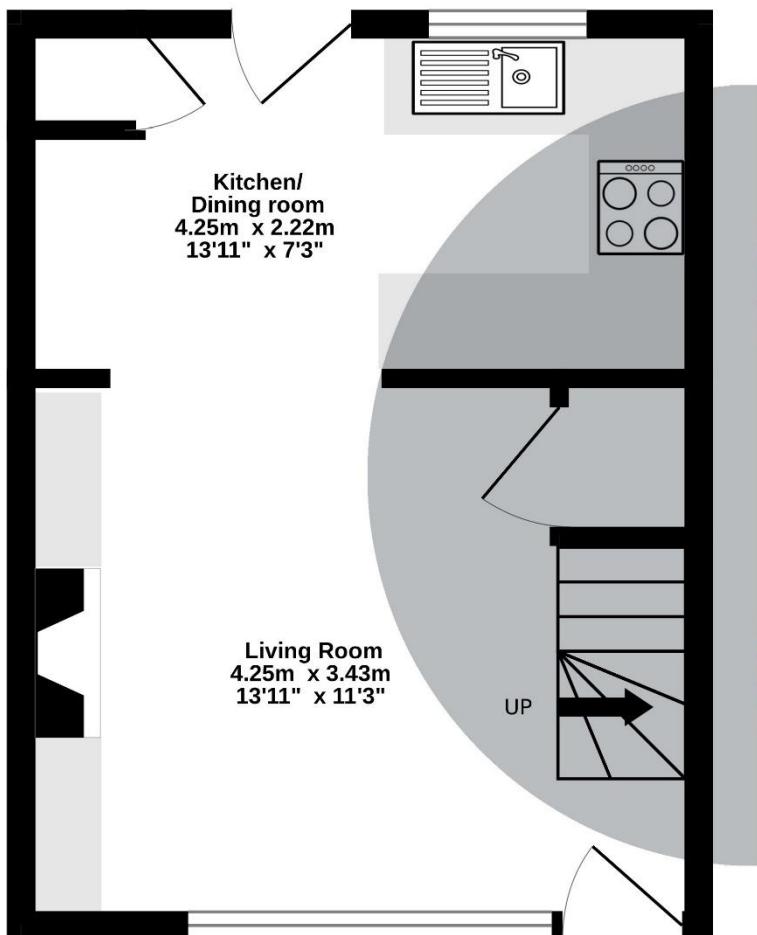
### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

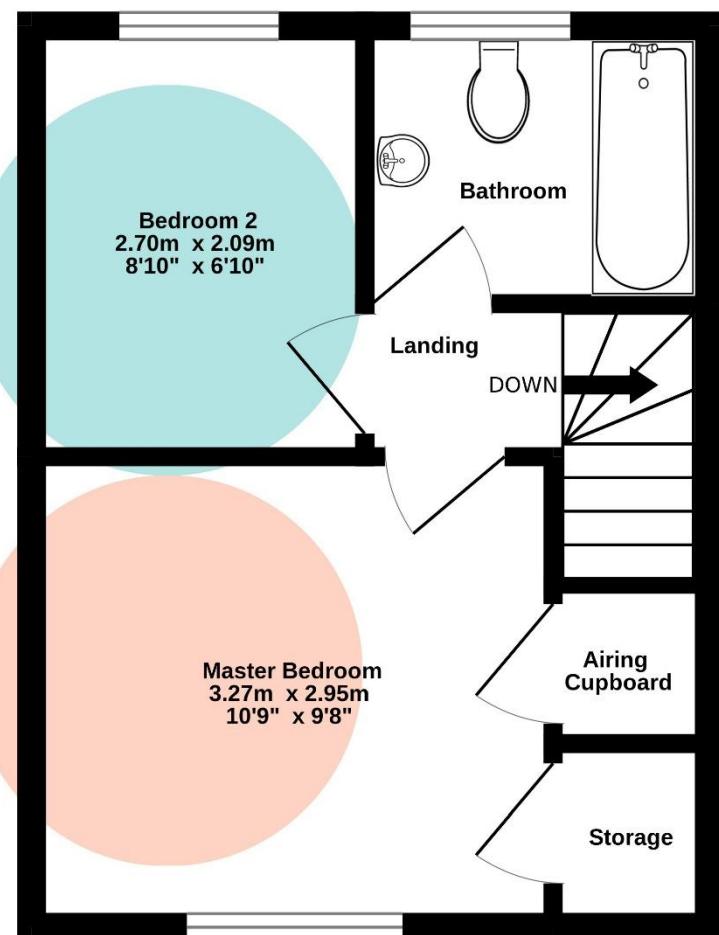
### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

## GROUND FLOOR



## 1ST FLOOR



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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01285 885555 01793 750793  
hello@christianbenjamin.property

ChristianBenjamin.Property



01285 885555 01793 750793  
hello@christianbenjamin.property

ChristianBenjamin.Property