

DOLLAR HOUSE
Dollar Street, Cirencester





PREFACE.

●
Main House:

Ground Floor:

Entrance hall | Sitting room | Dining room | Kitchen | Boot room | Plant room | Downstairs loo | Cellar

First Floor:

Principal bedroom suite with dressing room and bathroom | Further bedroom suite with dressing room and shower room | Laundry room

Second Floor:

Bedroom suite with dressing room and shower room | Two further bedrooms | Bathroom

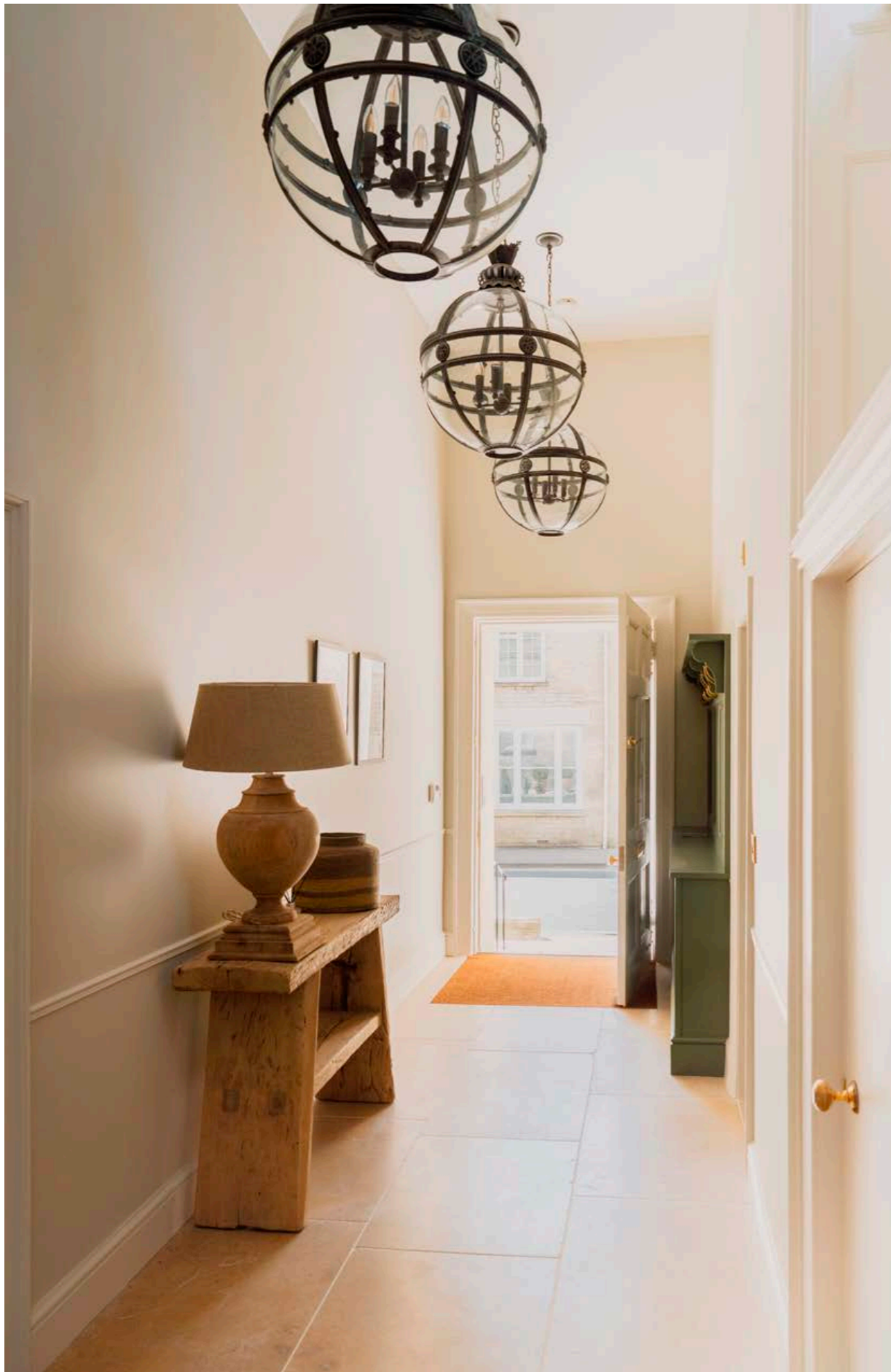
Gardens and Grounds:

Private garden | Parking

For sale Freehold:

Gross internal area:

House 1: 481 sq m / 5,176 sq ft



WHY WE LOVE 30-32 DOLLAR STREET.

‘Outstandingly proportioned houses with
a multitude of fantastic original Georgian
architectural features

A stunning example of accomplished
restoration and a rare opportunity to
purchase one of the finest houses in the
historic centre of Cirencester’

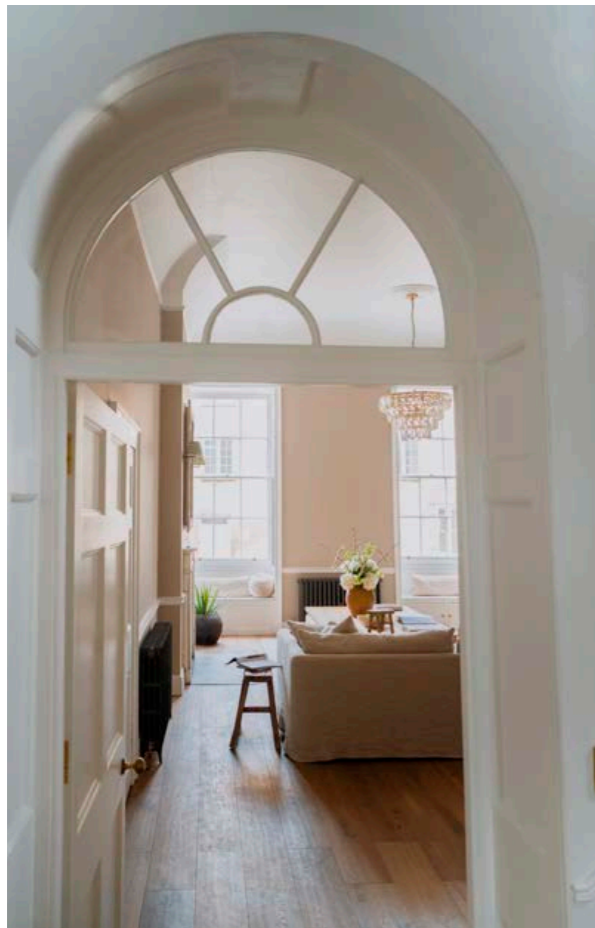


3 0-32 Dollar Street comprises a set of three elegant town houses originally constructed in the Georgian era during the early 18th and early 19th centuries. The alteration and restoration of the Grade II* building was designed by leading classical architects at ADAM Architecture, and the renovation has been meticulously and expertly implemented by Architects Charles Mullineux Design, building firm ZOTA, and the current owner. Interior finish by Caroline Borgman Interior Design and Cotswold Grey.

External alterations have been kept to a minimum and confined to the rear of the building, including the reinstatement of private gardens, skilfully designed by Portus & Whitton Landscape Architects. Internal alterations have been limited and carefully considered to have the least impact on the historic

significance of the buildings, all of which have beautiful Georgian detailing and architectural features, many of which have been uncovered for the first time in many years.

During the restoration, architectural discoveries have included original cornicing and ceiling roses that had been hidden under false ceilings; marble fireplaces that were boarded up; original oak timbers and beams; and a central oval roof lantern, in Pittville style. The renovation has brought 21st century comforts without compromising character. The feeling throughout is one of light and space, with each house fitted with beautiful family kitchens and modern bathrooms with smart fixtures and fittings. Each house has also been rewired, replumbed, and fitted to enable full fibre internet (with a hardwired router on each floor).



DOWNSTAIRS

With a keen eye for detail, Dollar House has been finished to exacting standard throughout, with all the period features one would expect such as sash windows with original shutters, original flagstone flooring, an impressive original staircase and beautiful fireplaces which have remained intact and been brought back to life during the extensive restoration program.

The house is well configured, and the lateral space is primarily arranged over three floors which, due to its East/West orientation, has an abundance of natural light throughout the day. As you enter the hall on the ground floor you are immediately aware of a feeling of space. Leading off here is the main sitting room which boasts 4m+ high ceilings and sash windows with their original shutters. This room is perfect for both formal entertaining or indeed more relaxed occasions with a real feeling of calm and warmth. Hardwood flooring complements this room further and ensures utmost practicality.

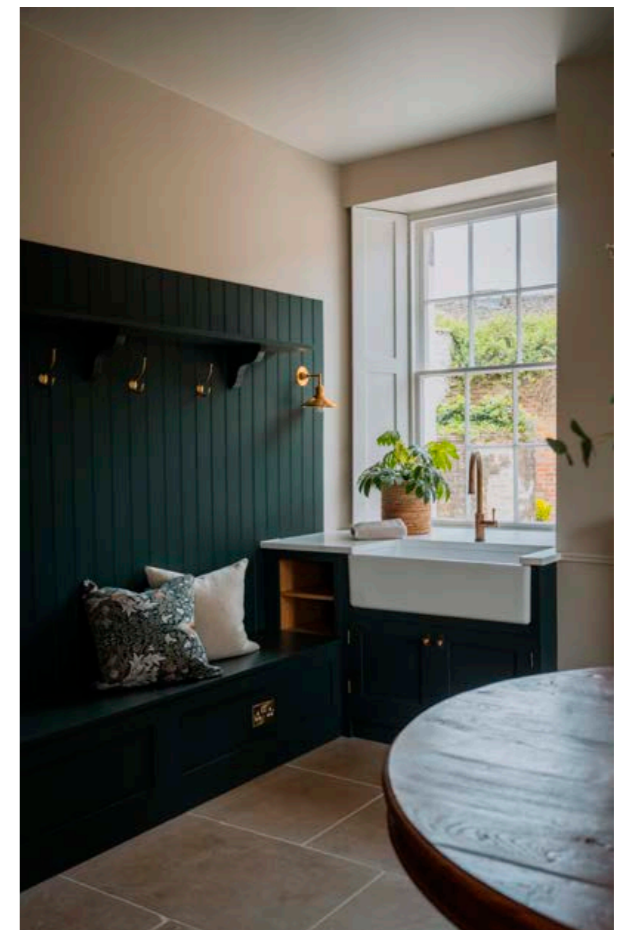
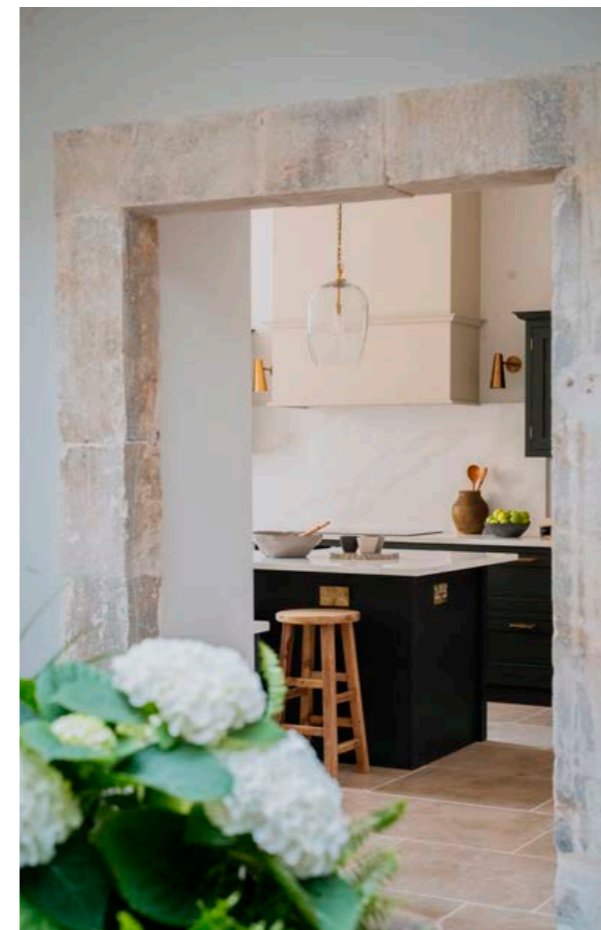
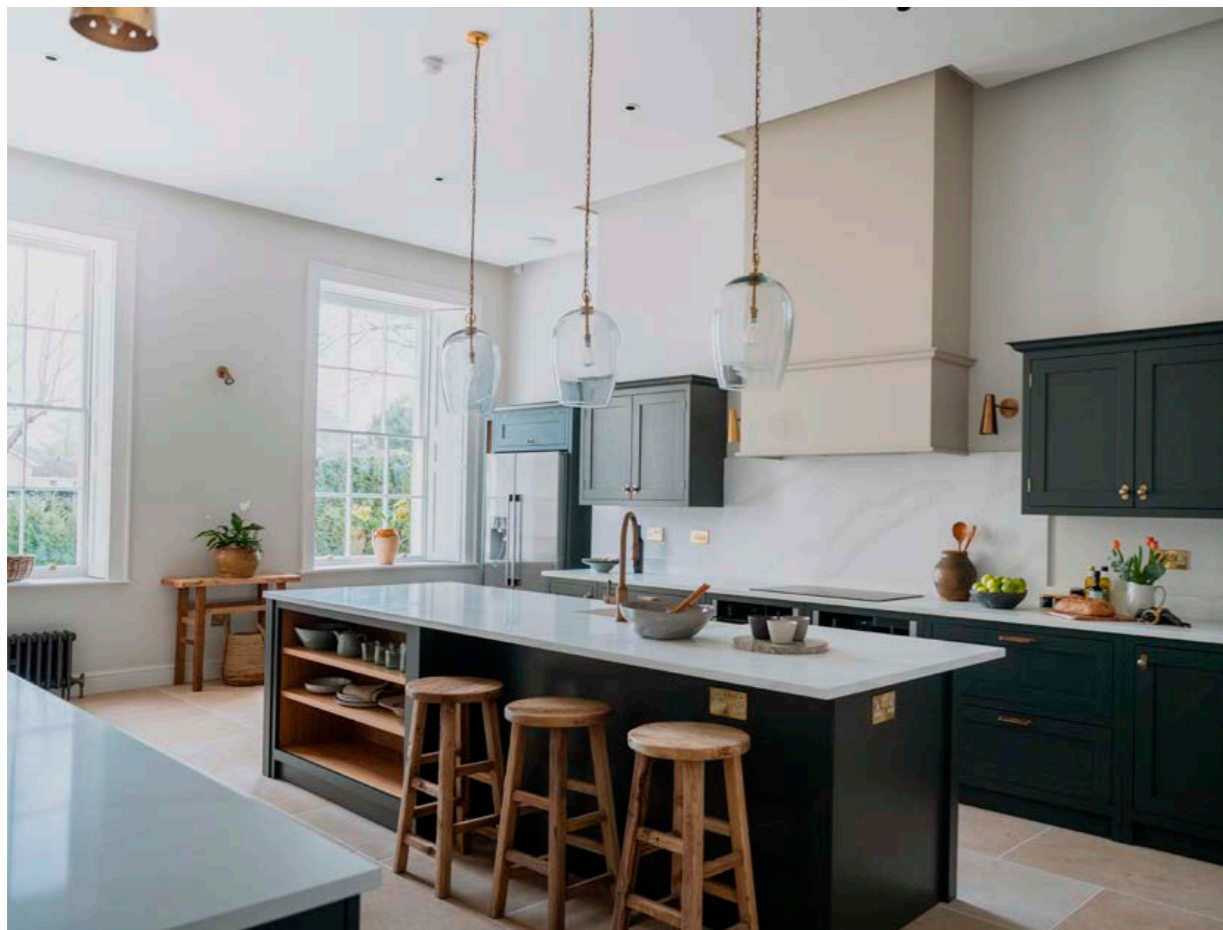
The hall also gives access the dining room which, due to a large roof lantern in the centre of the room, is flooded with natural light. This beautiful room is the perfect formal dining space or could double up as a

further sitting room should a buyer wish. There is also a door to the patio and access to both the kitchen and the back door/boot room.

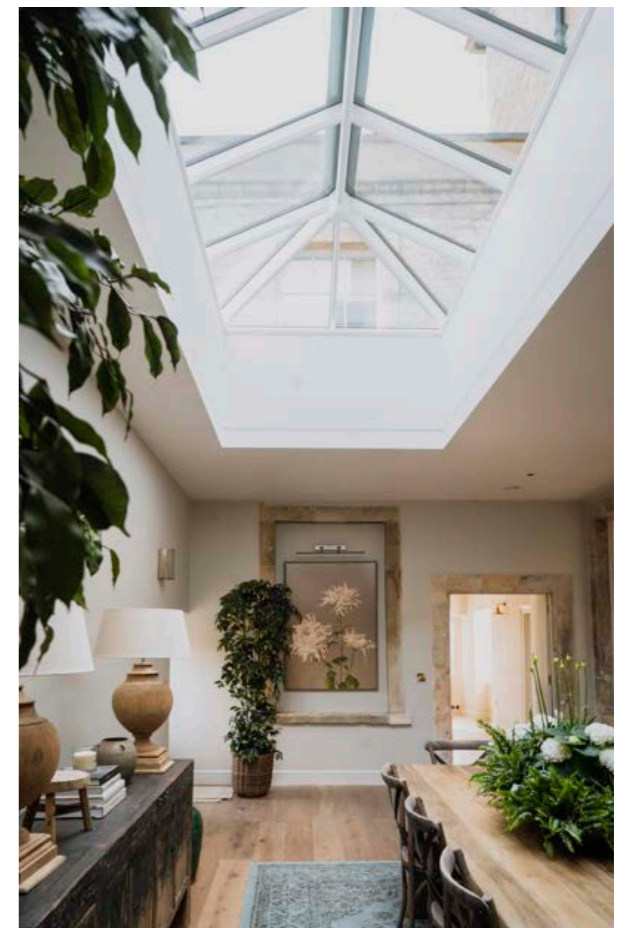
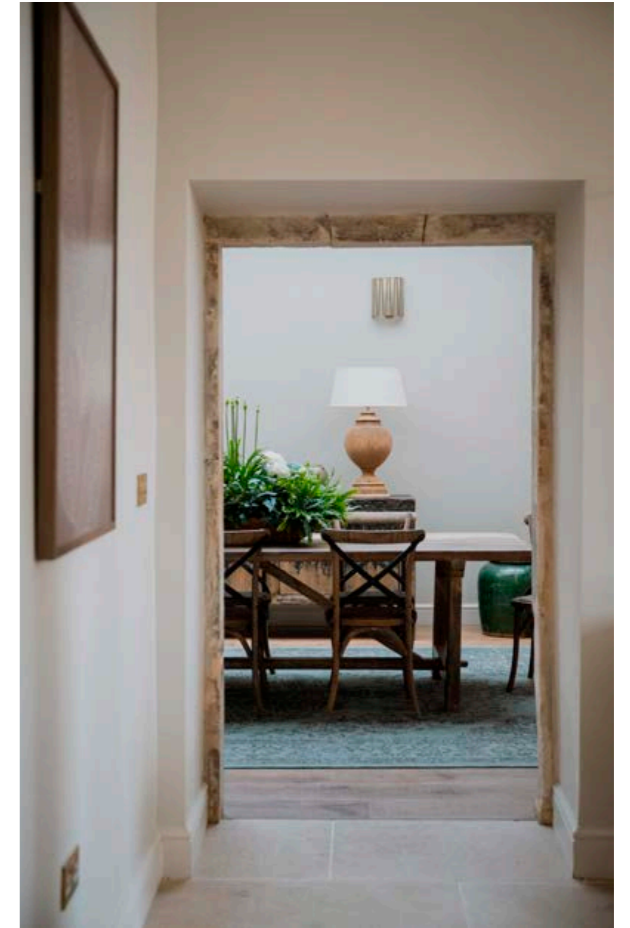
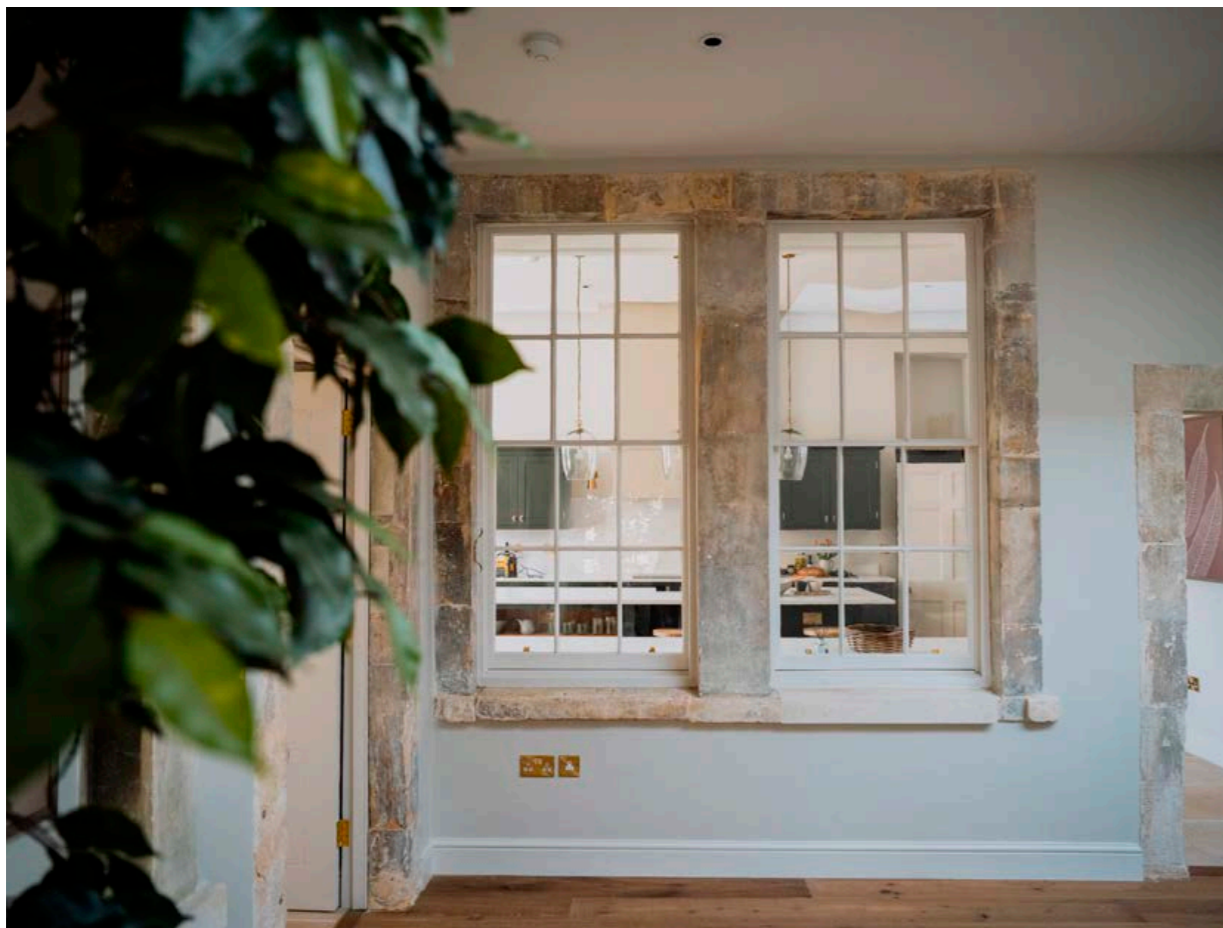
The kitchen is always the heart of the home, and this one is certainly no exception. The bespoke, handmade cabinetry and worktops have been meticulously designed to provide a sociable yet functional kitchen for all to enjoy. Included is a fitted American-style fridge freezer, wine fridge, integrated dishwasher, oven, separate combi microwave and oven, warming drawer and large induction hob. The large island in the centre includes a useful and informal breakfast bar and there is plenty of space elsewhere for a kitchen table should a buyer wish.

Off the kitchen is the boot room and back door which leads to the garden. This room is a wonderful practical space with a butlers sink, bespoke joinery and wood burner, perfect for those cold winter days. In addition, the boot room, kitchen and dining room all feature zoned underfloor heating which ensures a cosy ambient temperature throughout the cooler months. Under the main stairs gives access to a cellar with good ceiling height that could be a useful wine storage area.











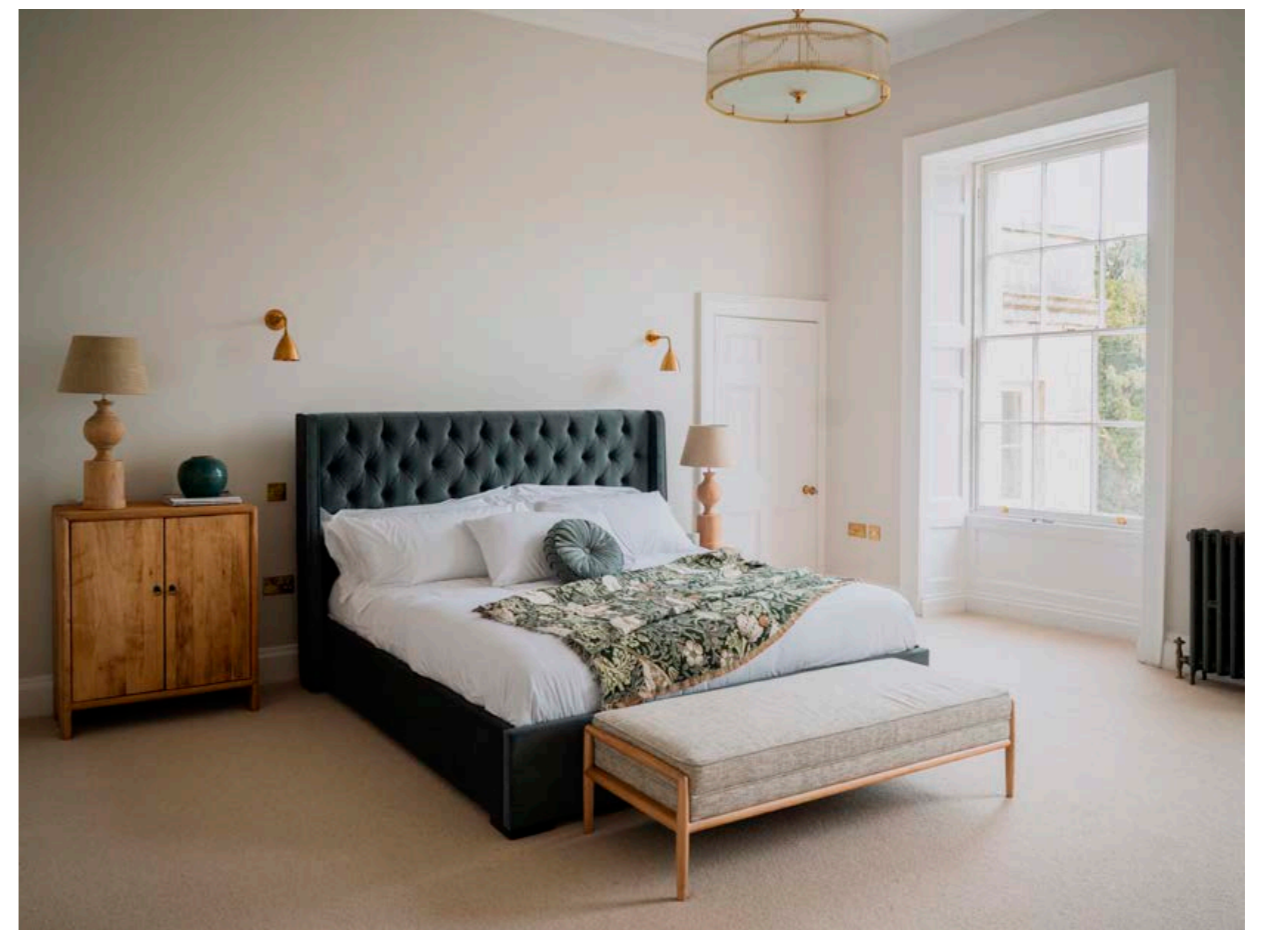
UPSTAIRS.

On the first floor the well-proportioned rooms continue with a principal suite at the rear complete with a shower room. There is also a large, opulent dressing room with a free-standing bath, extensive fitted bespoke joinery and exposed vaulted ceiling, giving a wonderful feeling of space.

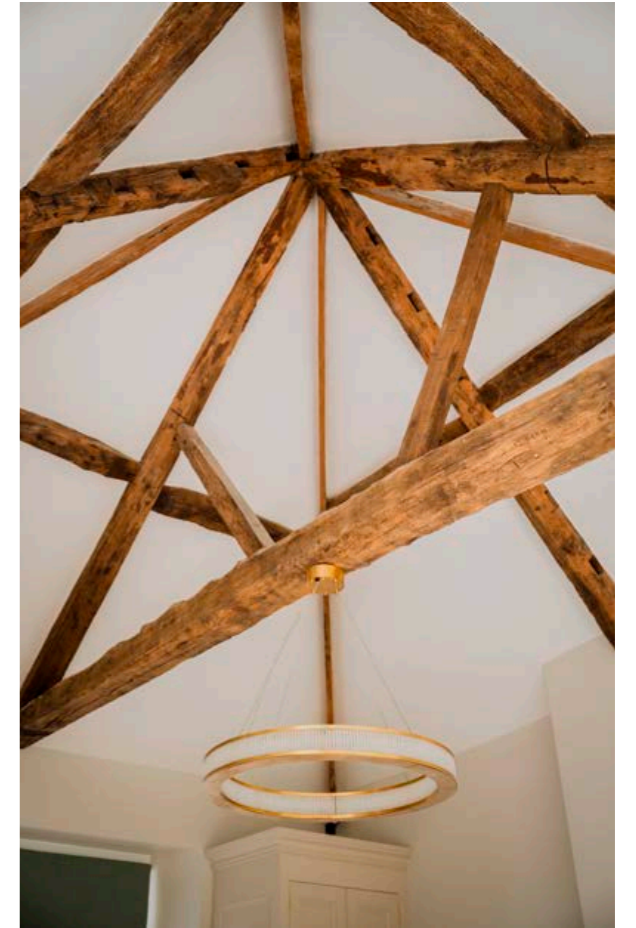
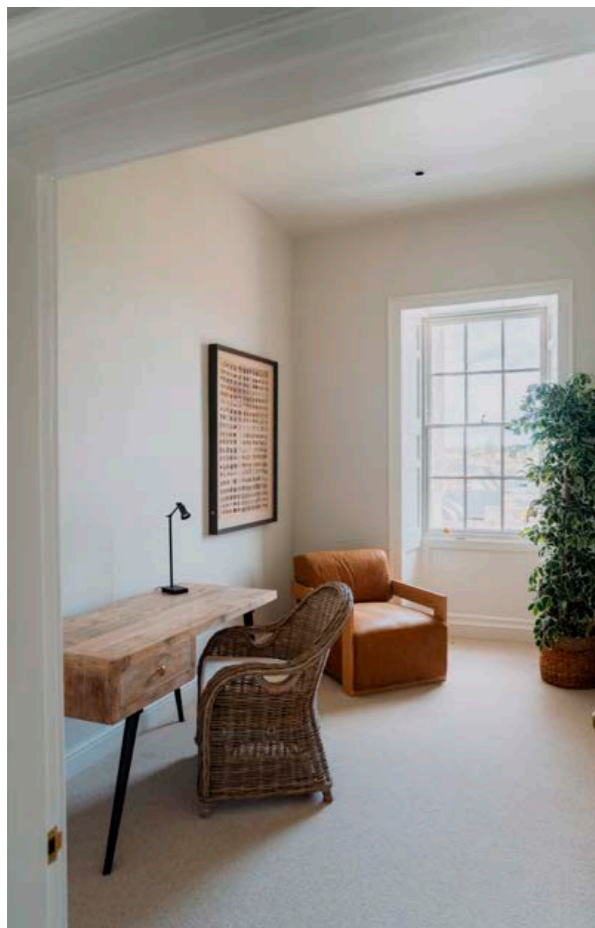
At the front of the house is a handsomely proportioned second

or guest bedroom and shower room which is complimented by a further dressing area. This floor is also home to a beautifully fitted laundry room, featuring a large sink, bespoke joinery and stone worktops.

The top floor has two further bedrooms, two bathrooms and a study.







GARDENS AND GROUNDS

Outside there is a large, newly landscaped private garden with a range of planting beds, fresh turf, and terraces, that enhance the mature trees. The garden has been equipped with limestone paving, cobbles and walls that complement the stone of the house. Brass lighting features have been provided, plus the opportunity

for a buyer to personalise the garden extensively with further planting, lighting and other features.

At the bottom of the garden there is private parking for more than 4 cars, which is accessed via a shared electric gate at the rear of the property.



LIVING IN CIRENCESTER

Tetbury 12.5 miles | Cheltenham 15 miles
 Swindon 15 miles | Burford 17 miles
 Kemble Railway Station 4 miles (London, Paddington from 65 minutes)
 M4 (Junction 15) 17 miles
 (Distances and time approximate)

Dollar Street is a highly sought after street in the historic centre of Cirencester just a 5-minute stroll from the market square and consisting of a pretty mix of period buildings, predominantly 18th century stone town houses.

Much of central old Cirencester is owned by the Bathurst estate, making it a rare opportunity to purchase a private house in this area. The location offers a wide choice of amenities within easy walking distance, with boutiques, independent shops including family butchers Jesse Smith & W.J. Castle, and fantastic pubs and restaurants, such as Sam and Jak's. A local farmers market is held on the 2nd and 4th Saturday of each month and the town has several supermarkets including a large Waitrose. The Pig in neighbouring Barnsley is within a 10-minute drive with an excellent

reputation for championing local produce.

Located within the Cotswold AONB, the town is surrounded by glorious rolling countryside with superb walking on its doorstep. Some beautiful nearby valleys provide views and host rare flora and fauna including native orchids.

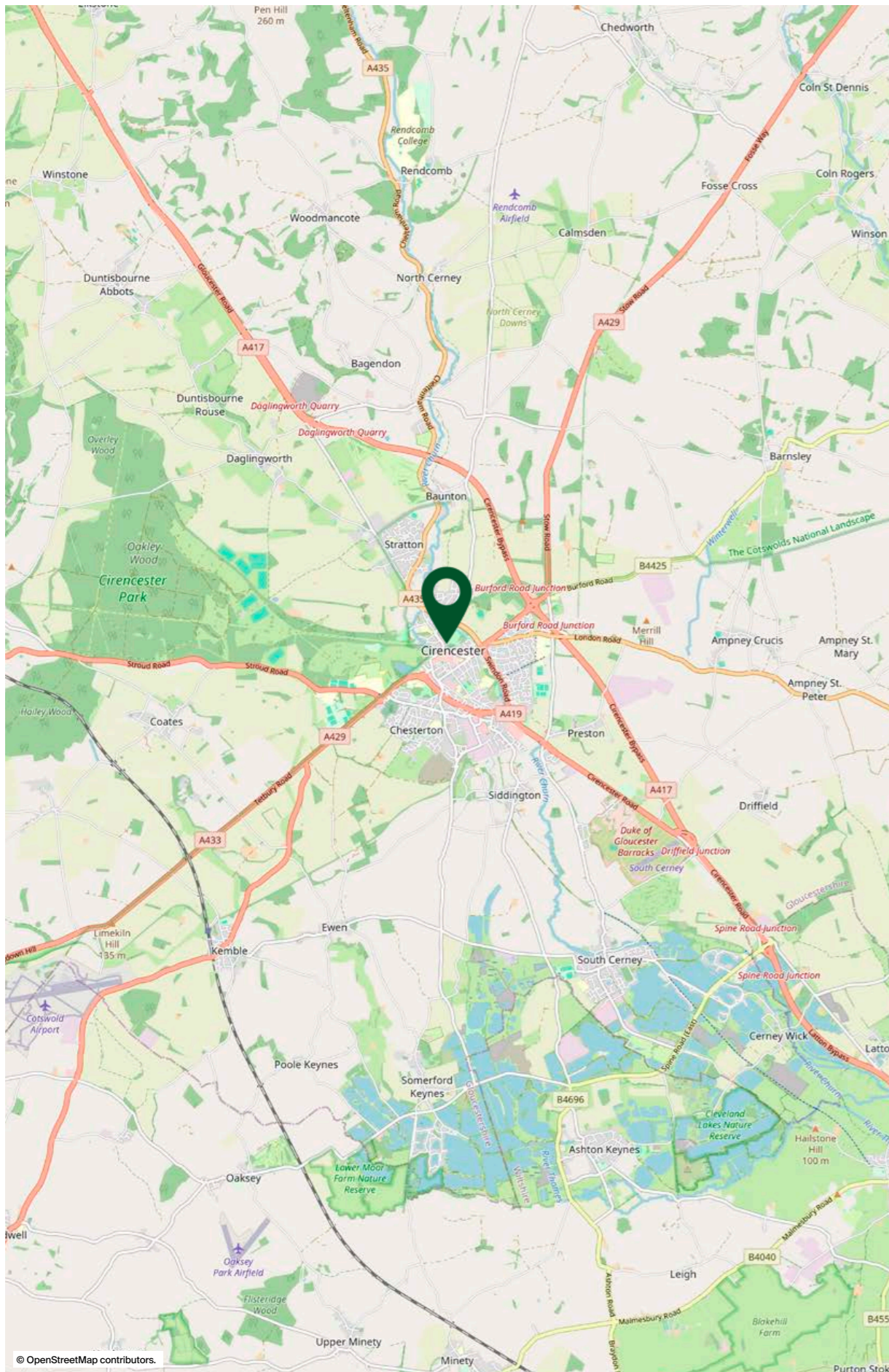
There is excellent riding, with bridlepaths in and around Cirencester Park, where it is possible to ride all day and barely cross a road, and easy access to both Cirencester Park Polo Club and Westonbirt Polo Club. Further sporting opportunities in the area include Cheltenham Racecourse, water sports at the Cotswold Water Park, padel at Elkstone Studios and a good availability of golf courses, tennis clubs and shooting facilities.

TRANSPORT

For those needing to commute, there are good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (4 miles away) take from 65 minutes.

FANTASTIC SCHOOLS

There is a fantastic choice of highly regarded schools in the area including Beaudesert Park, Pinewood, Powell's Primary School, Marling, Stroud High, Pate's Grammar, Westonbirt, Rendcomb College, and the Cheltenham Colleges.



CHAPTERS PAST.

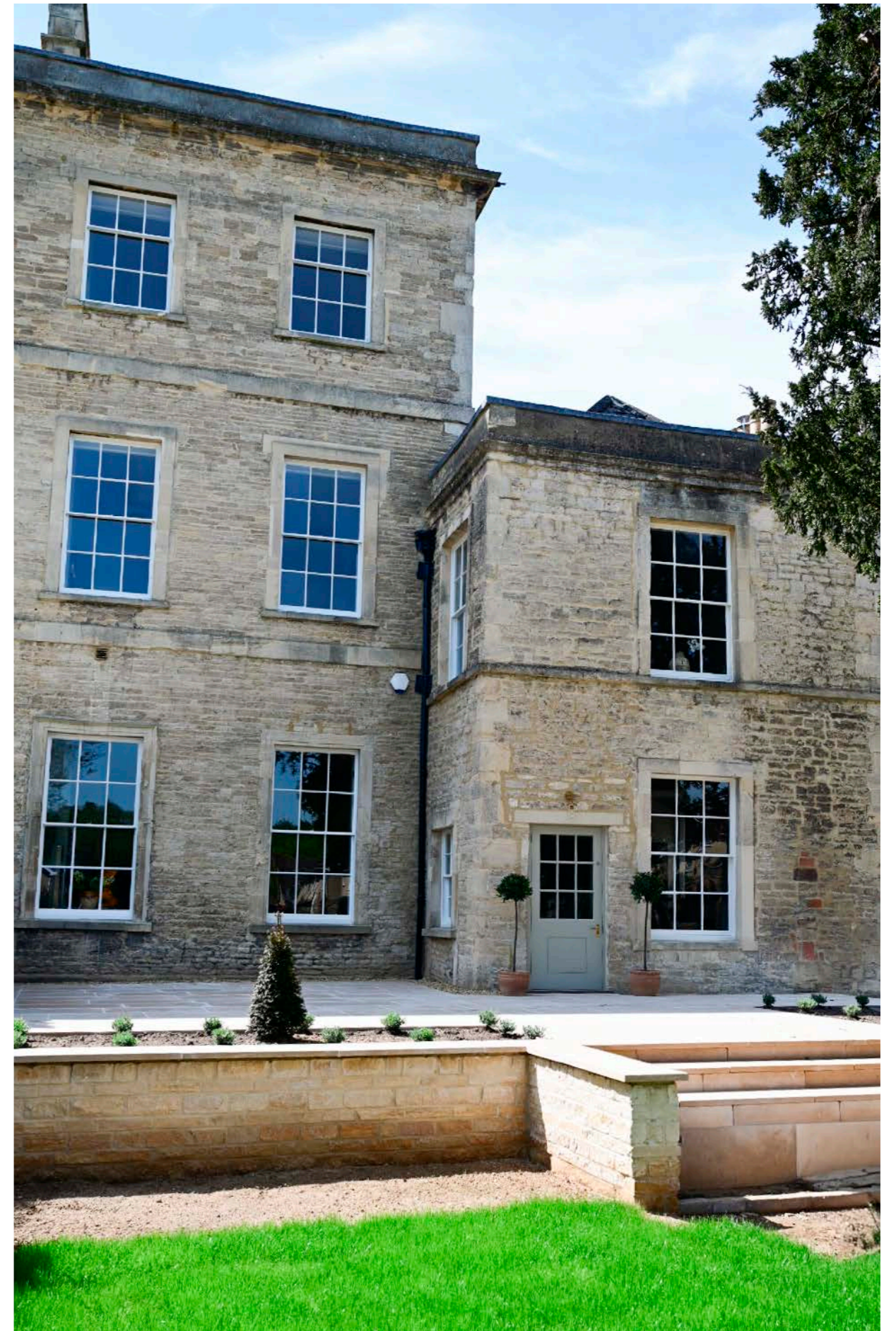
‘The historic town of Cirencester has been a thriving market town ever since it was first established as a cavalry fort by the Romans shortly after the Emperor Claudius’ invasion of Britain in around AD 43. The town wears its past proudly on its sleeve boasting a beautiful array of period stone buildings from across the centuries.’

Dollar Street is a medieval street close to the ancient Abbey of Cirencester, the biggest and wealthiest of the five Augustinian houses founded by Henry I and consecrated in the presence of his son Henry II in 1176. The Abbey’s gatehouse and dole hall, where the abbots of Cirencester would distribute donations to travellers and the poor, was located here and gave its name to the street, with the word ‘dollar’ being a medieval corruption of the word ‘dolehall’.

Formerly known as Dollar Street House, the elegant grade II* listed buildings which now make up numbers 30-32 Dollar Street were constructed in the Georgian period. Number 30 is believed

to date from 1725. Numbers 32 and 32a date from the early 19th century and have an interesting architectural claim of being built for the prominent local figure Joseph Pitt, who was famed for developing Pittville Spa in Cheltenham. Pitt was a lawyer of humble origins who later became a banker and property developer, going on to become the single largest landowner in Cheltenham and MP for Cricklade.

Dollar Street House served as the office for Rothschild Investment Limited prior to being acquired by the current owners who have restored it and returned it to its original function as distinguished, private dwellings.





Dollar House, 32a Dollar Street, Cirencester, Gloucestershire GL7 2AN

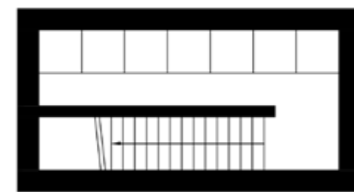
Gross Internal Area (Approx.)

Main House = 467 sq m / 5,026

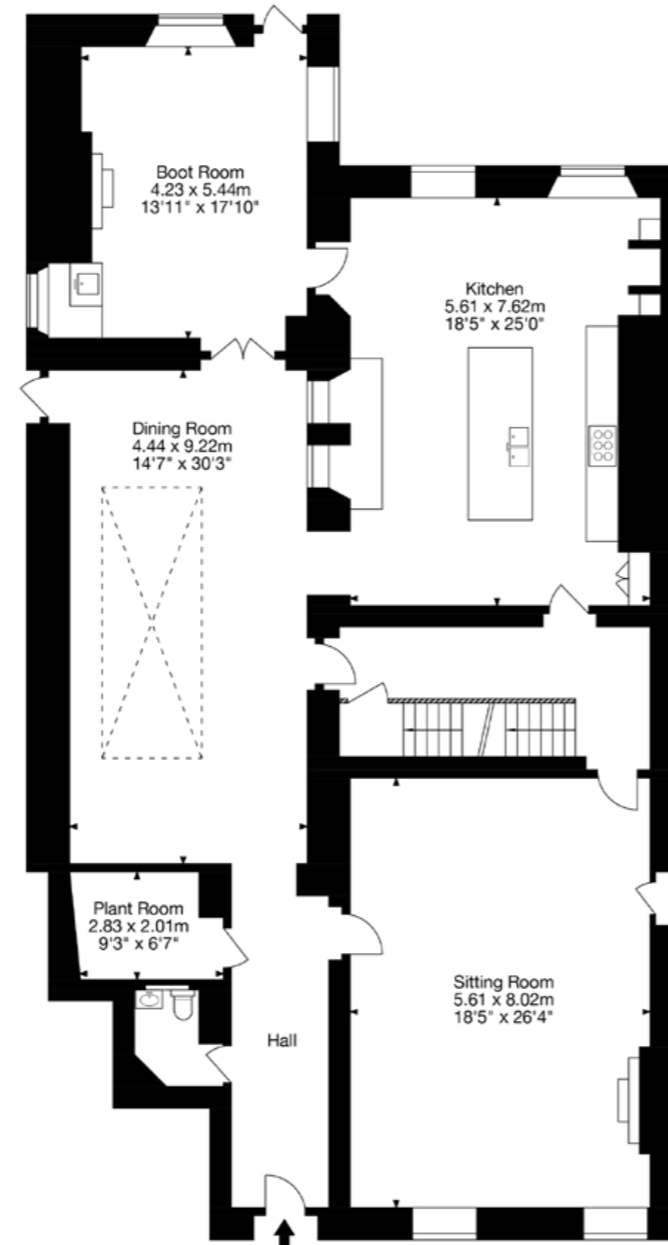
Cellar = 14 sq m / 150 sq ft

Total Area = 481 sq m / 5,176 sq ft

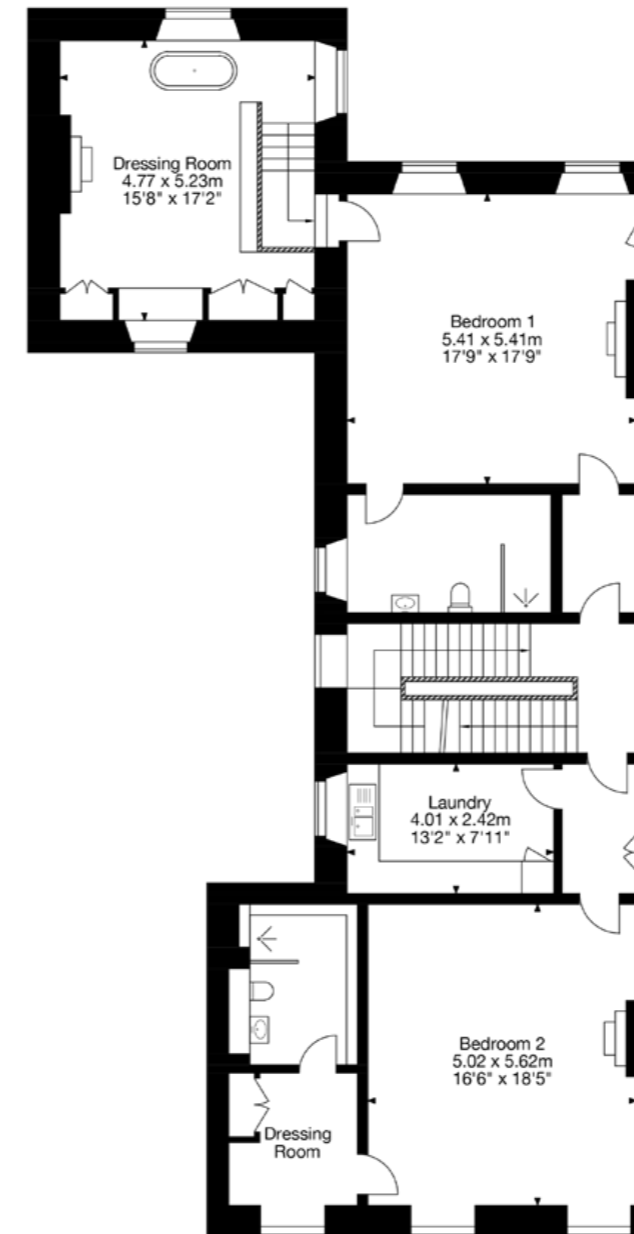
Not to scale. For identification purposes only



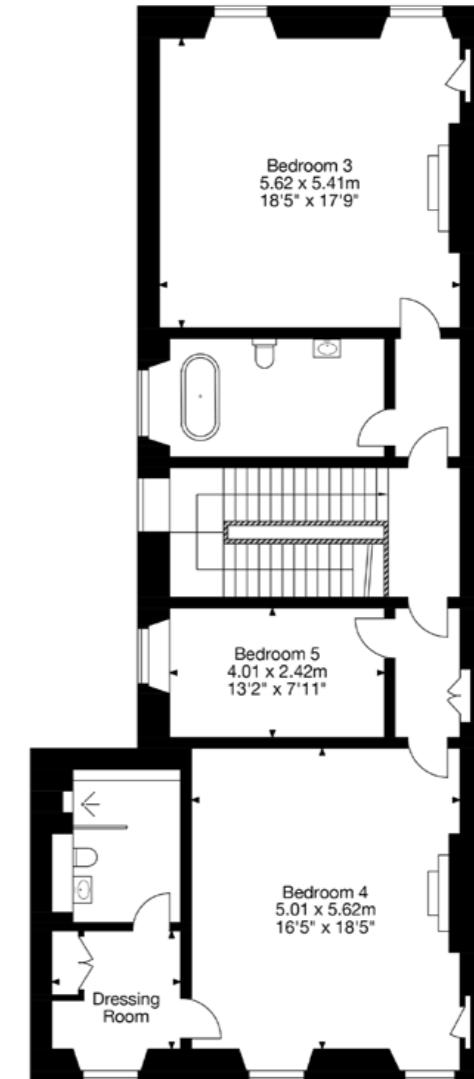
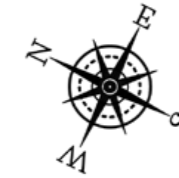
Cellar



Ground Floor
Dollar House



First Floor



Second Floor

Services: Mains water, electricity, gas and drainage.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

Local Authority: Gloucestershire County Council (tel. 01452 425000), Cotswold District Council, (tel. 01285 623000)

EPC Rating: C

Council Tax Band: G (Provisional)

What3Words: moderated.candle.writers

Postcode: GL7 2AN

Viewings: All viewings must be made strictly by appointment only through the vendors agents.



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Photographs and details prepared in May 2025-.



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