

ST. JAMES HOUSE  
Cirencester









# PREFACE.

●  
Main House:

Ground Floor:

Entrance Hall | Kitchen/Dining room | Reception hall | Sitting Room |  
Utility room | Extensive cellars with hatch access from the main house

First Floor:

Principal bedroom with shower room | One ensuite bedroom | Further  
bedroom |

Second Floor:

One ensuite bedroom | Further bedroom | WC

Gardens and Grounds:

Private garden | Parking

For sale Freehold:

Total Area = 606 sq m / 6,522 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.’





30-32 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).

With a keen eye for detail, St. James House has been finished to an exactingly high standard throughout, and boasts an abundance of charming Georgian features including sash windows with original shutters, original flagstone flooring, beautiful original fireplaces, and ornate plasterwork.

Perhaps its most striking feature is the magnificent original stone counter levered staircase running the full height of the house and crowned with a smart oval lantern and skylight which

has been beautifully restored and sets the atmosphere of the house with a real feeling of space and grandeur.

The house is set back from the street behind newly planted yew hedges with a flight of stone steps up to front door. The layout 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.









## DOWNSTAIRS

As you enter the stone flagged hall on the ground floor you are immediately aware of a feeling of space and light, and are presented with a green view right the way through to the garden at the rear. Double half-glazed doors with fanlight lead into the kitchen at the front with soaringly high ceilings, a marble fireplace and bespoke, handmade cabinetry and worktops that 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, integrated microwave, 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 in the

room for a more formal dining area.

At the rear is a generous and elegant sitting room which boasts 4m+ high ceilings, ornate marble fireplace with carved neoclassical motifs, delicate cornicing, 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.

Off the hall is also a well-fitted utility room which is a wonderful practical space with a butlers sink and bespoke joinery. Under the main stairs gives access to two bespoke cupboards which serve a useful and practical solution to everyday storage.















UPSTAIRS.

On the first floor the well-proportioned rooms continue with a luxurious principal suite at the rear complete with a shower room with walk in shower. At the front of the house is a handsomely proportioned second or guest bedroom and a bathroom. This floor also includes a further bedroom or what could be an additional sitting room should buyers wish. This particular room benefits from a stunning neo-classical plasterwork ceiling, cornicing, an original fireplace and beautiful period windows.

The top floor has two further bedrooms, bathroom and separate WC.

















## GARDENS AND GROUNDS

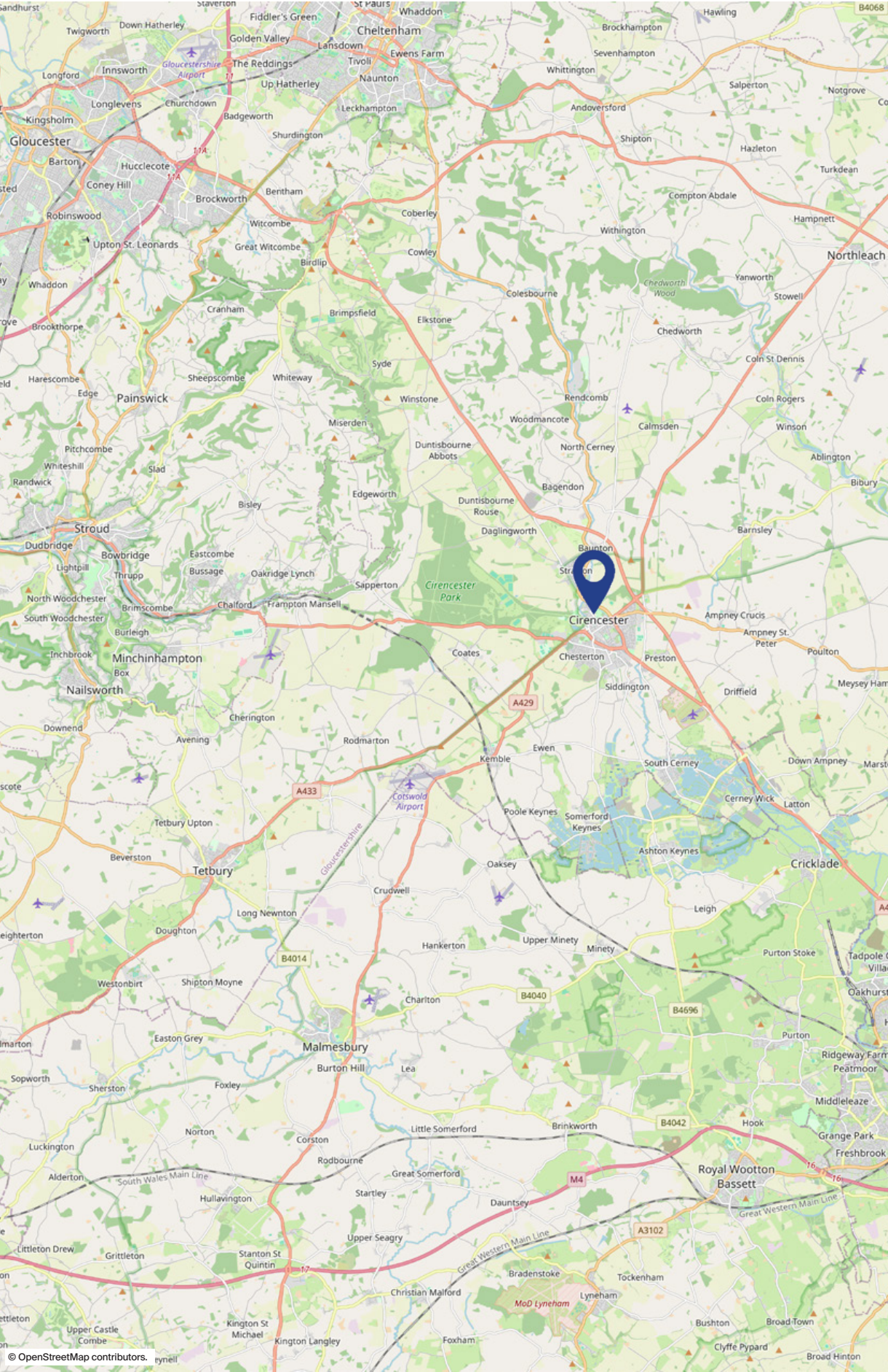
Outside there is a generous, newly-landscaped private garden with freshly turfed lawn, and an expansive terrace. The garden has been finished with limestone paving, that perfectly complements the stone of the house. Brass lighting features have been provided, plus the opportunity for a buyer to personalise the garden

extensively with further planting, lighting and other features. At the bottom of the garden there is private parking for 3 cars, which is accessed via a shared electric gate at the rear of the property.

It is worth noting that the property benefits from a 10-year NHBC guarantee.







# GETTING OUT AND ABOUT.

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, watersports at the Cotswold Water Park, padel at Elkstone Studios and a good availability of golf courses, tennis clubs and shooting facilities.

## GREAT SCHOOLS

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 Beadesert Park, Pinewood, Powell's Primary School, Marling, Stroud High, Pate's Grammar, Westonbirt, Rendcomb College, and the Cheltenham Colleges.



## CHAPTERS PAST.

‘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.’

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'.

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.

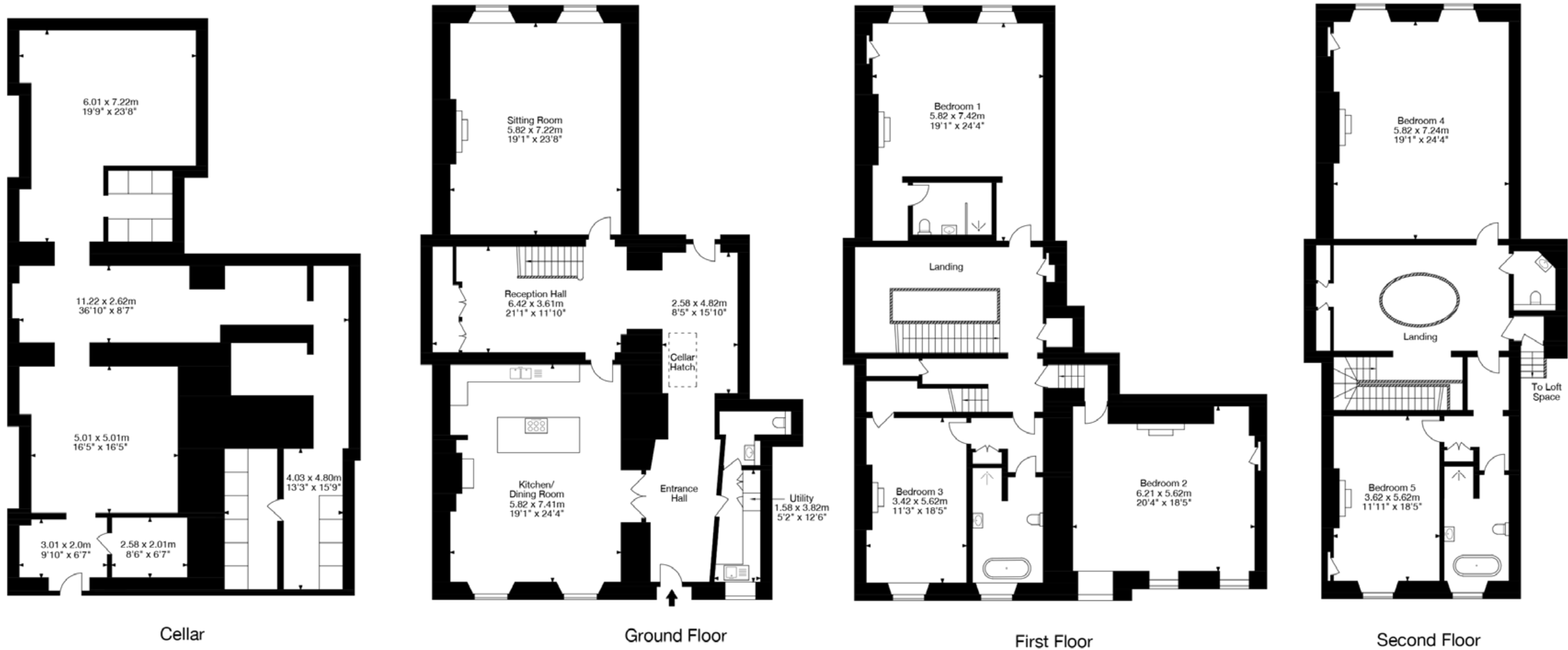
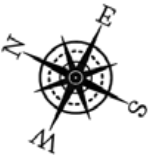




St. James House, Dollar Street, Cirencester, GL7 2AN

Gross Internal Area (Approx.)  
Main House = 443 sq m / 4,768 sq ft  
Cellar = 163 sq m / 1,754 sq ft  
Total Area = 606 sq m / 6,522 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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.





---

Important Notice:

Blue Book their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Blue Book have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs and details prepared in May 2025.





Sebastian Hipwood 07535 150 888  
[seb@bluebookagency.com](mailto:seb@bluebookagency.com)