



**14 Nursery Cottages Queen Street, Cirencester, GL7 1GD**  
**Asking Price £320,000**

**Cain & Fuller**



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A superb opportunity to purchase a two bedroom town cottage of high specification located in a secluded and sought after position within the heart of Cirencester, close to a full range of amenities and facilities. Recently, the present vendor has both extended and refurbished 14 Nursery Cottages to now present a stylish and attractive living space. To the front of the cottage, is a tasteful entrance porch which was a recent addition, with a door leading to the cottage. On the ground floor, there are two well proportioned reception rooms. The lounge, to the front, benefits from a period open fire-place, ideal for the winter months and a selection of subtle built-in storage to either side of the chimney breast. The dining room, to the rear, is a light and useful space with a door opening onto the sunny rear garden. There is also a wide opening giving access to a comprehensively fitted kitchen with a selection of built-in appliances. This room is very light with windows looking over the rear garden and space for a small breakfast table. The first floor benefits from two double bedrooms. The master, of which boasts a selection of Hammonds built-in storage with full height hanging and drawer storage. To the rear of the landing, the vendor has completely restyled and refitted to a high specification, a contemporary family shower room with a selection of storage and stylish features. Throughout the cottage, there are a selection of bespoke fitted shutters and blinds by Hillarys, which complement a high standard of decoration. The vendor also installed a full gas fired central heating system in the last few years, which is accompanied by double glazed windows throughout. Externally, to the rear, there is a secluded and sunny south westerly facing rear garden, which is a massive asset to this delightful cottage.

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## **Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today, it is a thriving market town. Shopping in Cirencester is highly regarded, in particular, there are many interesting back lanes with specialist shops; Black Jack Street is highly recommend. On the outskirts of the town are several supermarkets (including Waitrose and Tesco) as well as a hospital. A new leisure centre was opened in 2006 and one of the oldest open-air pools in the country is only a short walk away. A gate to the 2500 acre Cirencester Park; belonging to the Bathurst family, is open during the day and is also a short walk from Cecily Hill. Many concerts are held in the church and there are talented local choirs and amateur dramatic groups to partake in.

Cheltenham, Gloucester and Swindon are about half an hours drive away from Cirencester, with Bath, Oxford and Stratford all within about an hour by car. All with superb cultural and recreational facilities.

There are excellent private and state schools in the area, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a local gliding centre. Cirencester has had a golf course for over 100 years and others are situated at Minchinhampton, Burford and Naunton. Superb horse racing regularly takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

## **Amenities**

Queen Street is in a much sought-after location due to its proximity to the town centre, which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter, provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a

fast and regular Great Western train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

## **Outside**

There is a low maintenance garden to the front of the cottage, next to the entrance. The rear garden, is an outstanding aspect of the cottage benefiting from a sunny south westerly facing garden. It offers residents a safe and secure environment for small animals or young children with it being totally enclosed with gated rear access.

## **Tenure**

Freehold

## **Parking**

Residents of Nursery Cottages have an arrangement with a local landowner who owns a car park at the end of the terrace. The current vendor rents a parking space for a small monthly fee, which could be an arrangement that the incoming purchasers could also take advantage of. Queen Street also has a car park located at the end of the street, ideal for residents, with non restricted parking. This is further boosted by unrestricted parking on either side of the main street.

## **Council Tax**

Band C

## **EPC**

To follow

## **Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.











GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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