



**21a Querns lane, Cirencester, GL7 1RL**  
**Chain Free £425,000**

**Cain & Fuller**



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The Coach House, Querns lane offers prospective purchasers a unique opportunity to acquire a detached Cotswold Stone property located in the very heart of Cirencester town close to all of the amenities and facilities that the town has to offer. The property is presented in good condition with a selection of period features married with the modern convenience of an extensive fitted kitchen area with selection of integral appliance and a high specification family contemporary bathroom. The coach gives flexible and well proportioned living space with a selection of attractive floor coverings and exposed timbers indicative of a property of this period. Externally there are secluded and good sized gardens fully enclosed creating a safe and secure environment for small animals or young children. An outstanding aspect of the property is the off road private parking for three vehicles and access down a small lane. Parking is something so difficult to find in the heart of Cirencester town. We are able to bring the Coach house to the market in a chain free position, to arrange a viewing call Cain & Fuller in Cirencester town.

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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. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (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 a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

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

## Amenities

The Coach House is in a sought-after location due to its proximity to the town centre which is within walking distance as well as a range of primary and secondary schools to cater for the whole family. 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

The Coach House is located in a highly private position set down a small lane in the heart of Cirencester town. Pedestrian access gate leads to a private low maintenance front garden with side access to the rear garden and access to the front entrance door.

The rear garden is an outstanding aspect of the property enjoying a sunny and private aspect being fully enclosed creating a secure environment for small animals or young children. There is large timber gates to the side giving secure access to the gravelled driveway with parking for three cars. The garden is mainly laid to lawn with a large entertaining area.

## Driveway Parking

The property is accessed from Querns Lane through large double gated with a lane leading to dual gated access to a large gravelled parking area for three cars, properties such as this in the centre of town are highly desirable.

## Mobile and broadband

Please go to Ofcom for information about broadband and mobile speed within this area

## Extension potential

Many other properties within the area have been extended to provide additional accommodation this would be possible subject to the correcting planning approval.

## Tenure

Freehold

## EPC

E rating

## Council Tax

Band E

## 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.

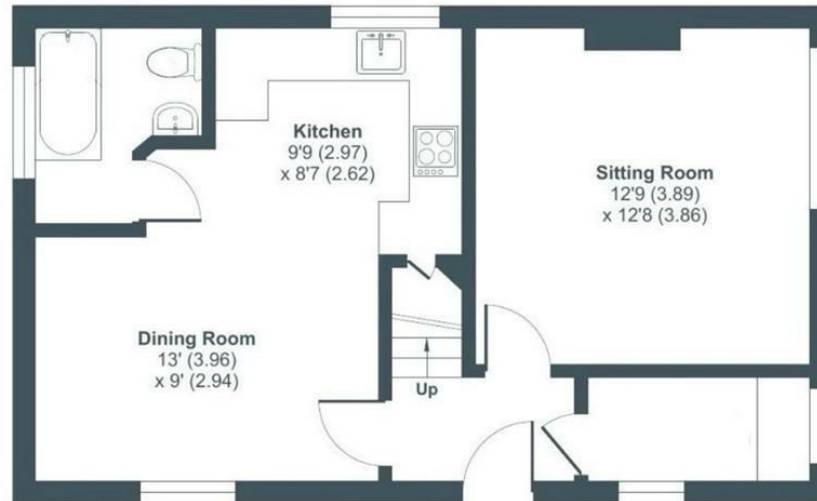
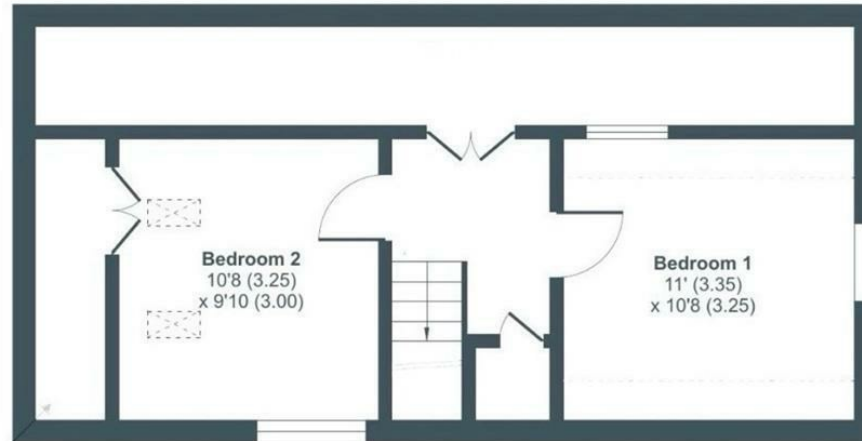








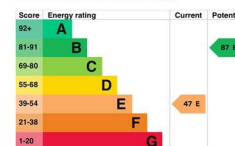




#### Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60