



**2 Queens Head Mews Cirencester, GL7 1LB**  
**Asking Price £478,000**

**Cain & Fuller**

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**Cain & Fuller**

A superb opportunity to purchase a stylish three bedroom town house forming part of a conversion of a historic Cotswold stone building within the thriving town of Cirencester close to a range of amenities and facilities. To the ground floor the property boasts a large well proportioned living room to front with attractive period fireplace with fitted inset wood burner and two large Victorian style windows to the front aspect. To the rear elevation there is a extensive kitchen/breakfast/family room recently refitted to a high standard with a selection of contemporary storage and built-in appliance by the present vendors, this room has two picture windows to the rear garden with access to the rear hallway with door to outside and stairs to the first floor. The first floor accommodation benefits from three double bedrooms, the master of which boasts a large range of built-in storage and a recently re styled en-suite shower room, and there is a main family bathroom also with fitted shower. Most rooms on the first floor also benefit from large attractive Georgian style windows. The property is warmed throughout by a gas fired central heating system complemented by sympathetic Victorian style windows. Externally there is a sunny and secluded rear garden providing a safe and secure environment for small animals or young children. Residents of the Mews benefit from parking in a gravelled parking area to the rear of the gardens a great asset in this town environment. We urge early viewing of this unique and stylish period property in the heart of Cirencester through Cain & Fuller in Cirencester.

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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

Queens Head Mews is 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

The property benefits from a sunny private rear garden enjoying a south westerly facing orientation and being fully enclosed creating a safe and secure environment for small animals or young children. There is a large patio area to the rear of the house leading to an established lawn with well established borders.

## Tenure

Freehold

## Council tax

Band C

## Parking

There is allocated parking for one vehicle in a gravelled car park to the side of Queens Head Mews.

## EPC

Rating D

## Mobile and broadband

We recommend purchasers go to Ofcom for details on internet and mobile reception.

## 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.

## Viewing

Through Cain & Fuller in Cirencester

**Cain & Fuller**







GROUND FLOOR  
APPROX. FLOOR  
AREA 52.5 SQ.M.  
(565 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 51.4 SQ.M.  
(553 SQ.FT.)

TOTAL APPROX. FLOOR AREA 103.9 SQ.M. (1118 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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