



1 Queen street, Cirencester, GL7 1HD
Asking Price £465,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

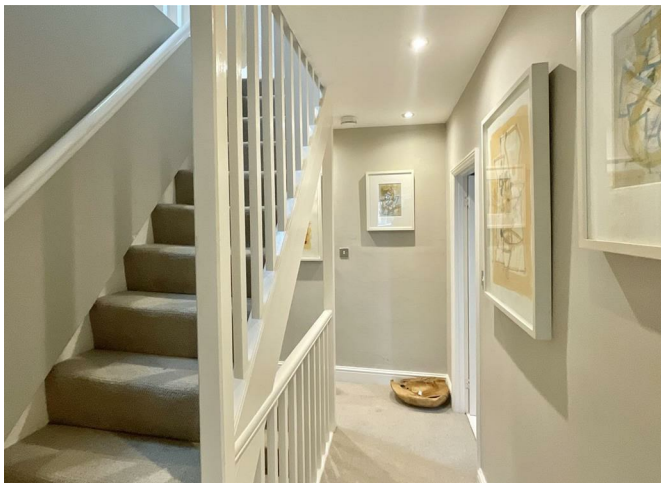
T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

A superb opportunity to purchase this four bedroom, three storey period town house located in a central and convenient position close to a range of amenities and facilities. The property has benefited from refurbishment in recent years and now presents both an interesting and unique living space for the growing family with a range of character features combined with modern convenience. The accommodation is presented in exceptional condition and offers a great deal of flexible accommodation in a town setting. Externally the rear garden is of a generous size and boasts a degree of seclusion with good storage. We recommend early viewing of this superb period stone town house.

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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

Queen Street is located 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.'

Description

1 Queen Street is an interesting and attractive Cotswold stone period townhouse presented in superb condition by the present Vendor. The ground floor offers light and flexible accommodation, the lounge is focused around an attractive fireplace with fitted wood burner and selection of subtle storage, large period window to front aspect. The kitchen/dining/living space lies in the heart of the property with high ceilings and an established wood floor which covers the whole ground floor area. There is a comprehensively fitted kitchen with a large dual fuel fitted range cooker with extraction above, selection of solid wood work surfaces and range of built-in storage focused around a large Butler sink with full view onto the rear garden. A side door gives good access to the garden with large storage cupboard to side housing the gas fired combination boiler. The first benefits from two extremely well proportioned large double bedrooms both with two windows and a large expanse of space for attributing furniture. A recently refurbished bathroom and separate cloak room are also located at this level. The second floor boasts two further large double bedrooms and a large landing ideal as a study area with double glazed sky light window. Throughout the property there is a selection of character period features combined with the convenience of fresh modern design culminating in presenting and appealing and flexible family period living space.

Outside

The front of the property is approached via wrought iron gate giving access to enclosed low maintenance garden path to period entrance door to accommodation. To the side there is a gated side access to the rear garden.

The property benefits from a good sized rear garden with extensive patio area to the rear of the house leading to a large lawn bordered by hedgerow and dry Cotswold stone walling. To the rear of the garden there is a large work shop/storage shed set on a large hard standing, ideal area for a studio/home office if required (subject to planning). The garden benefits from a high degree of seclusion and a

sunny aspect, there is side gated access to the front of the house.

EPC

To follow

Viewing

Through Cain & Fuller in Cirencester

Council Tax

Band D

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.

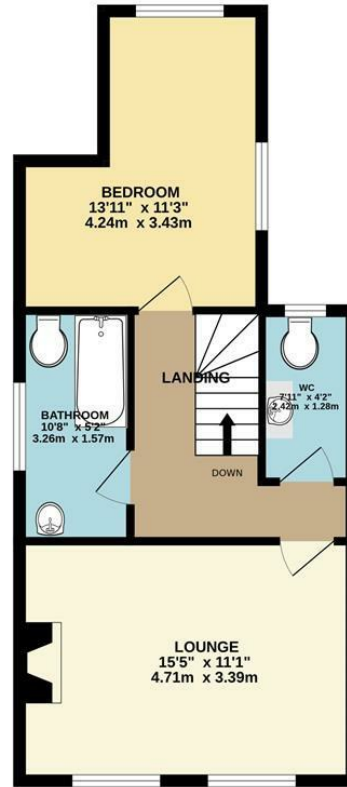




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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