

3 QUERNS SCHOOL

QUERNS LANE, CIRENCESTER, GLOUCESTERSHIRE



Tetbury 9 miles, Swindon 15 miles,
Cheltenham 16 miles, Gloucester 21 miles,
Kemble Station 4 miles (London, Paddington from
66 minutes), M4 (Junction 15) 17 miles
(All distances and times are approximate)

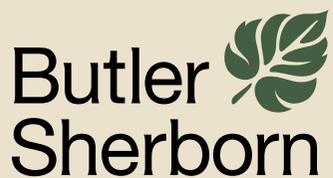
A superb Grade II Listed townhouse in the heart of Cirencester

Ground Floor: Kitchen/Breakfast Room
Dining Room • Cellar

First Floor: Sitting Room • Bedroom
Shower Room • Cloakroom

Second Floor: 2 Ensuite Bedrooms

Outside: Parking • Dining Terrace • Shed



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DESCRIPTION

Forming part of this exclusive Grade II Listed conversion in Cirencester, 3 Querns School is a handsome terraced townhouse with a very well-presented living space arranged over three floors. Well-proportioned with good ceiling height, natural light and original features, the current owners have maintained it beautifully with new windows installed throughout in 2022. On the ground floor, a fully fitted kitchen with electric Aga is complimented by an adjoining dining room (seats 8) with a wood burner. Access from the kitchen down to the cellar. A spacious landing on the first floor leads to a dual aspect sitting room and bedroom 3 with separate wash/cloakroom. The second floor consists of two bedrooms both with ensuite shower rooms. Additionally, there is a spacious loft space over the bedrooms.

Outside, the house is set behind secure gates with allocated parking for one car in the communal parking area. There is a lovely, covered dining terrace with integrated cooking facilities, ideal for outdoor entertaining with a useful storage shed. Power, water and light.

3 Querns School offers buyers a superb townhouse either on a full-time basis or as a perfect lock up and leave base in the Cotswolds.

SITUATION & AMENITIES

Querns Lane is sought-after due to its proximity to the historic town centre. The splendid church and market square are within a short walk, as are the delightful Abbey Grounds park and the open air swimming pool, which dates back to 1869. Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital, and modern leisure centre, as well as several supermarkets including a large Waitrose, and a large variety of independent shops, boutiques, pubs and restaurants. A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking.

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).

SERVICES

Mains water, drainage, electricity. Mains gas central heating. Underfloor heating in the main bathroom. Fibre Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

SERVICE CHARGE

There is a shared cost between the 4 houses for upkeep of the common area. The amount of the shared cost is agreed at the AGM of the management company (Querns School Management Ltd). The amount varies from year to year depending on the work required such as tree cutting, gate and gravel surface maintenance etc. Each house has a single vote on such matters. The 2025 contribution was £250 (Note the reason for this was to cover the cost of New Metal Bin covers (now installed) and a provision for repainting the metal gates this spring.

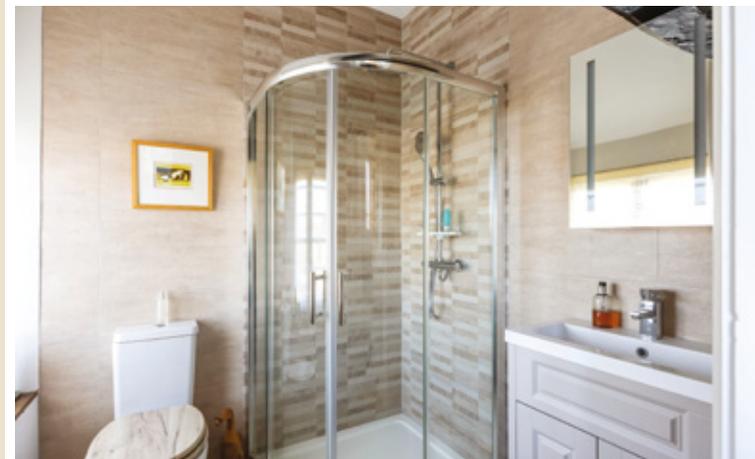
FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and plant pots, are excluded but are available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There is a flying freehold in so far as the cloakroom is situated above the neighbouring property.

Council Tax: Band D | **EPC:** Band C





TENURE

For sale freehold with vacant possession

LOCAL AUTHORITY

Cotswold District Council

VIEWINGS

Viewings strictly by appointment only. Please telephone Butler Sherborn, Cirencester Office T: 01285 883740 or The London Office T: 0207 839 0888. E: cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 2RL)

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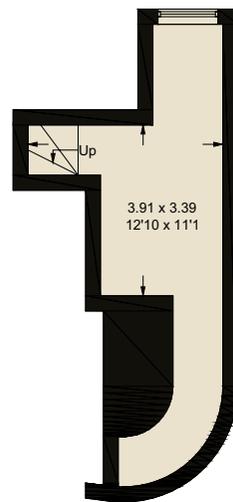
3 Querns School

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft

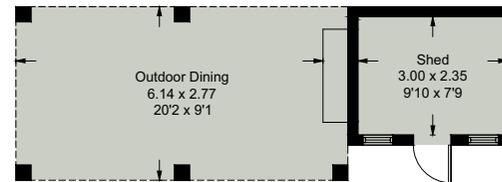
Cellar = 16.8 sq m / 181 sq ft

Shed = 7.0 sq m / 75 sq ft

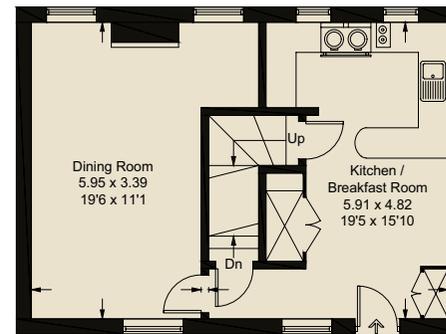
Total = 178.2 sq m / 1918 sq ft



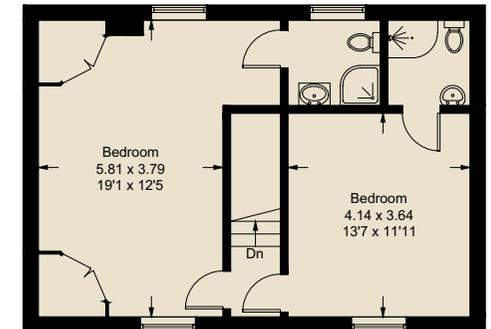
Cellar



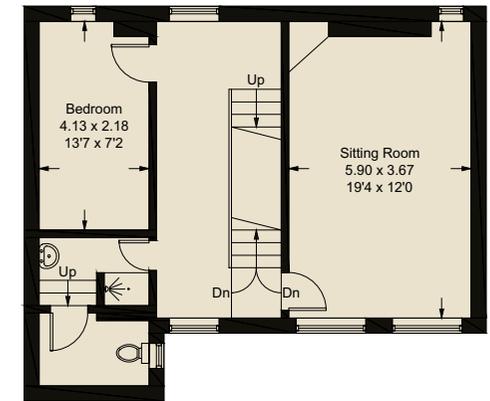
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261117)

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