



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



23 QUERNS LANE

Cirencester

# 23 Querns Lane, Cirencester, GL7 1RL

Living room • Media room/ Play room • Kitchen/ Breakfast Room  
Utility • Cloakroom • 3 Bedrooms • Bathroom • Garden  
Private driveway parking

## A beautiful Cotswold Stone Townhouse in the heart of Cirencester

### Description

23 Querns Lane is a beautifully presented three bedroom Cotswold stone townhouse in the heart of Cirencester.

First impressions on entering through the front door and stepping into the entrance hall are that this is a house that has been lovingly tended to and very thoughtfully modernised.

Downstairs, the property has a superb contemporary kitchen/ breakfast room, with French doors leading to the terrace and garden which allow for an abundance of natural light. This is a great room for everyday dining and for entertaining family and friends.

The living room, currently used as a more formal dining room is superb for dinner parties and hosting. Equally, this could be a great living room and the perfect spot to relax with a good book on a lazy Sunday. The wood burner adds extra warmth in the colder months.

The utility is ideal for keeping the laundry out of sight and for muddy wellies after a walk in the park.

There is underfloor heating throughout most of the ground floor.

The lower ground floor is home to a media room and works brilliantly for movie nights or could equally be used as a wonderful children's playroom.

The first floor comprises three bedrooms and a family bathroom. The third bedroom is currently used as a dressing room with superb built in wardrobes. All the rooms have been beautifully laid out and are well presented.

The enclosed south facing garden is delightful and a haven in the heart of town. The terrace is ideal for al fresco dining and entertaining. A garden gate leads to the driveway with ample private parking.

*Kemble Station 4 miles  
(London Paddington 75 mins)  
Swindon 16 miles  
Cheltenham 16 miles  
M4 (junction 15) 16miles*

All distances and times are approximate







## General Information

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas-fired central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band C.



## Location

23 Querns Lane is located in the very heart of Cirencester. Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, fabulous restaurants and cafes. The Market Place hosts a twice weekly market and a farmer's market every other Saturday.

The area offers an excellent choice of schooling and include Powell's, Deer Park, Kingshill, Rendcomb College, Beadesert, The Cotswold School and Prior Park to name but a few.

St Michael's and Cirencester Parks offer

wonderful green spaces to be enjoyed by all with tennis courts, children's obstacle courses and numerous walking trails.

Sporting opportunities are abundant in the area with the Cotswold Leisure Centre in the heart of town; a super open air swimming pool; nearby Golf Courses in Baunton, Minchinhampton and Naunton; bridle paths are plentiful and sailing and water sports can be enjoyed at the Cotswold Water Park.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.





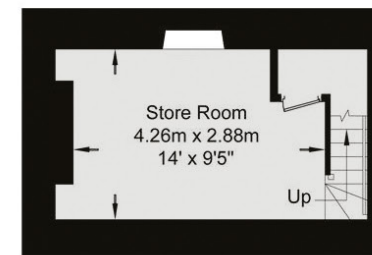
House Approximate IPMS2 Floor Area 94 sq metres / 1012 sq feet  
Store Room 15 sq metres / 161 sq feet

Total 109 sq metres / 1173 sq feet

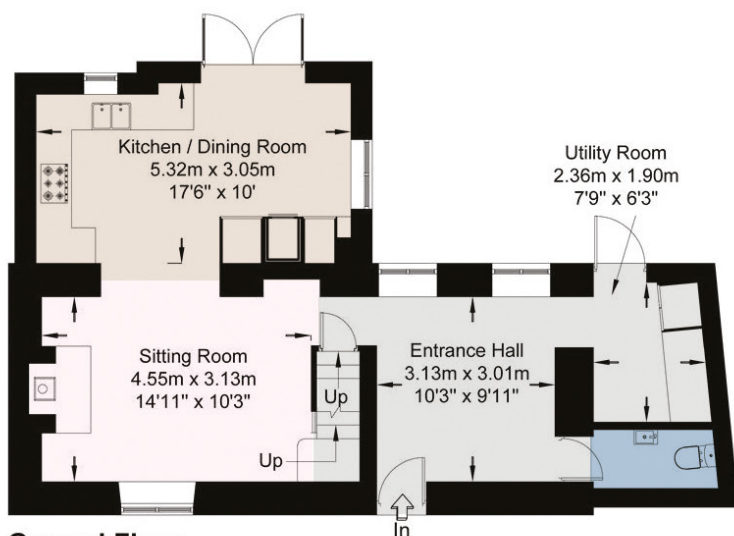
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Job No SP1946

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Not to scale unless specified.

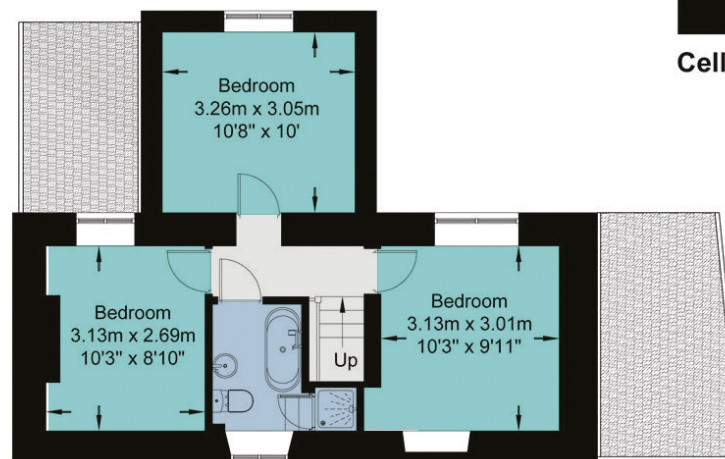
IPMS = International Property Measurement Standard



Cellar



Ground Floor



First Floor

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