

QUERNS HOUSE

— CIRENCESTER —



QUERNS HOUSE, CIRENCESTER, GL7 1RL

Entrance hall • Reception hall • Drawing room • Dining room
Kitchen/Breakfast room • Garden room • Media room • 5 Bedrooms
Bathrooms • Cellar • Terrace • Landscaped gardens • Swimming pool
Gym • Home office • Set in 1.6 acres of parkland garden • Gated driveway
Ample private parking

A substantial country house in the heart of Cirencester in a fabulous parkland setting

Description

Querns house offers the best of both worlds being a country home in the heart of Cirencester. Superbly positioned within walking distance to shops and restaurants, the house sits in an exceptional plot of 1.6 acres of parkland garden. A stunning Georgian Townhouse with a high walled garden frontage, this fabulous home turns into an impressive country house from the rear. A rare find in the heart of town!

Fully renovated in recent years, the house is generously proportioned with welcoming living spaces and cosy corners. The rooms are bright and light with superb ceiling heights, underfloor heating throughout the ground floor and lovely views over the gardens and town.

The drawing room is perfect for relaxing with a good book and equally for hosting

family and friends. The fireplace offers extra warmth in the colder months and makes this a cosy room in which to unwind.

The kitchen, designed by the Shaker Kitchen Company, has been thoughtfully laid out to provide plenty of worktop and storage space with fitted modern appliances, granite surfaces and a superb range oven. This is a great room for everyday dining and morning coffees with direct access to the terrace and garden.

The dining room across the hallway comes into its own for more formal entertaining and larger festive gatherings.

The media room on the lower ground floor offers the perfect home cinema experience with bespoke seating and lighting and is an amazing space to watch

the big game or the latest blockbuster.

The first floor comprises the master bedroom suite with en suite bathroom and dressing room. This is a wonderful sized room with exceptional garden views.

Along the landing are two further bedrooms, both with en suite bathrooms. There are two further bedrooms on the second floor with a Jack and Jill bathroom. One of the bedrooms gives onto a large balcony overlooking the gardens and grounds. This is a lovely place to enjoy a glass of wine at sunset.

All the rooms are spacious and beautifully laid out to provide ample natural light and discreet storage.

Outside the delightful garden is a real haven

of peace and tranquility and in an incredible parkland setting. It is predominantly laid to lawn, interspersed with a variety of mature trees and colourful herbaceous borders.

A gravel footpath weaves between raised beds and borders and leads to the timber clad gym and home office pods.

The heated swimming pool is ideal for cooling off in the those warm summer months and the terrace, with built in BBQ and pizza oven, is ideal for al fresco dining.

The gated driveway offers plenty of private secure parking.

Planning permission was previously granted for a superb kitchen extension, a further double bedroom, garaging and an outbuilding.

Location

Querns house is superbly located in the 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, restaurants and cafes. There is a handy Waitrose and the Market Place hosts a twice weekly market and a farmer's market every other Saturday. 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 Cirencester, Minchinhampton, Naunton, Ullenwood and Charlton Kings; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Cheltenham is only a short drive north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

The area offers an excellent choice of state, grammar and private schools such as Beaudesert Park, Cheltenham Colleges, Westonbirt, Rendcomb, Pate's, Marling, Deer Park, Kingshill and The Cotswold School to name a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the south west, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



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

All distances and times are approximate







General Information

Tenure: Freehold.

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

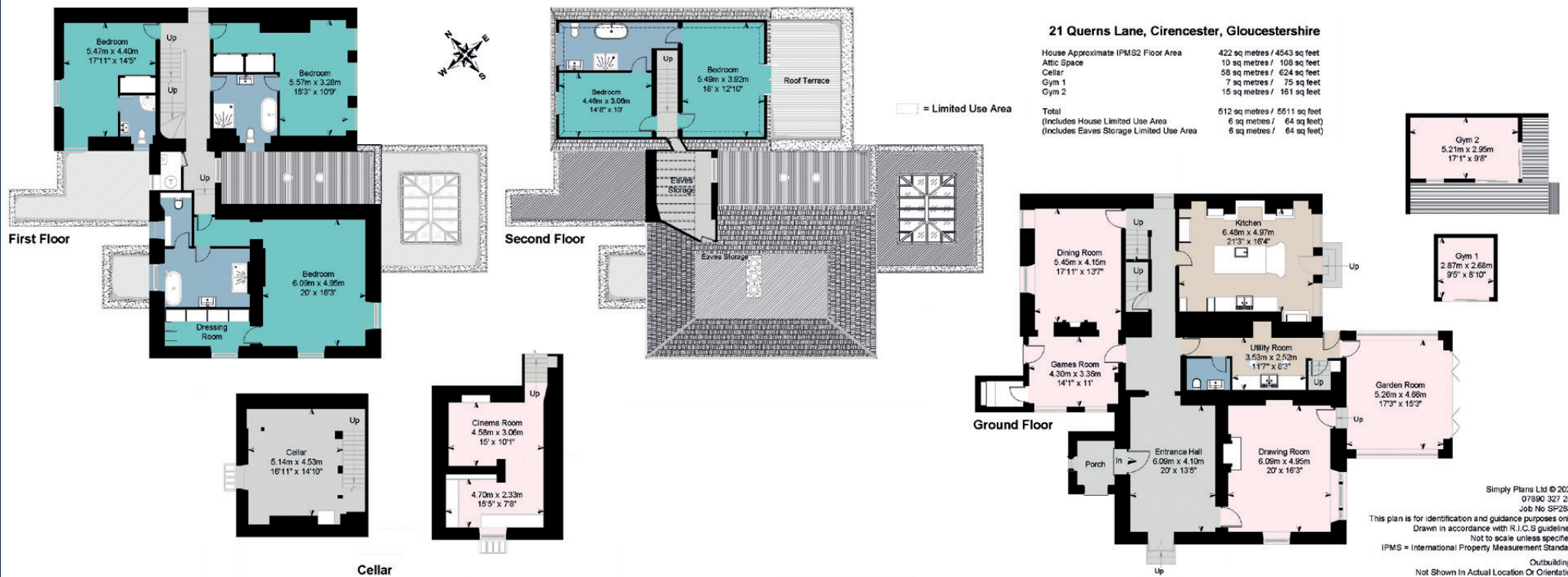
Viewing: Strictly by appointment through
Sharvell Property Ltd.

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 643000. Council Tax Band H.





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