

3 Queens Head Mews, Watermoor Road, Cirencester, GL7 1LB

Chain Free £435,000

Cain & Fuller

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Available with NO-CHAIN ! 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 and large Victorian style window to the front aspect. To the rear elevation there is a extensive kitchen/breakfast/family room fitted to a high standard with a selection of contemporary storage and built-in appliance, this room has picture windows to the rear garden and also addition sky lights making it a bright and airy living space with direct access onto the secluded rear garden ideal for small animals or young children. The first floor accommodation benefits the master suite with a range of built-in storage and access to a modern en-suite shower room. At the first floor level there is also a modern family bathroom with window to the rear aspect. The second floor benefits from two additional and large double bedrooms, each with attractive exposed timber work and providing excellent family living space. 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 with well established borders. To the front of the house an enclosed low maintenance courtyard with gated access, again a great advantage in the centre of town.

Parking

The property benefits from its own allocated parking space in the residents parking area to the side of the mews, a massive advantage in the town market.

Council tax

Band C

Mobile and broadband

We recommend purchasers go to Ofcom for full details

Tenure

Freehold

EPC

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.

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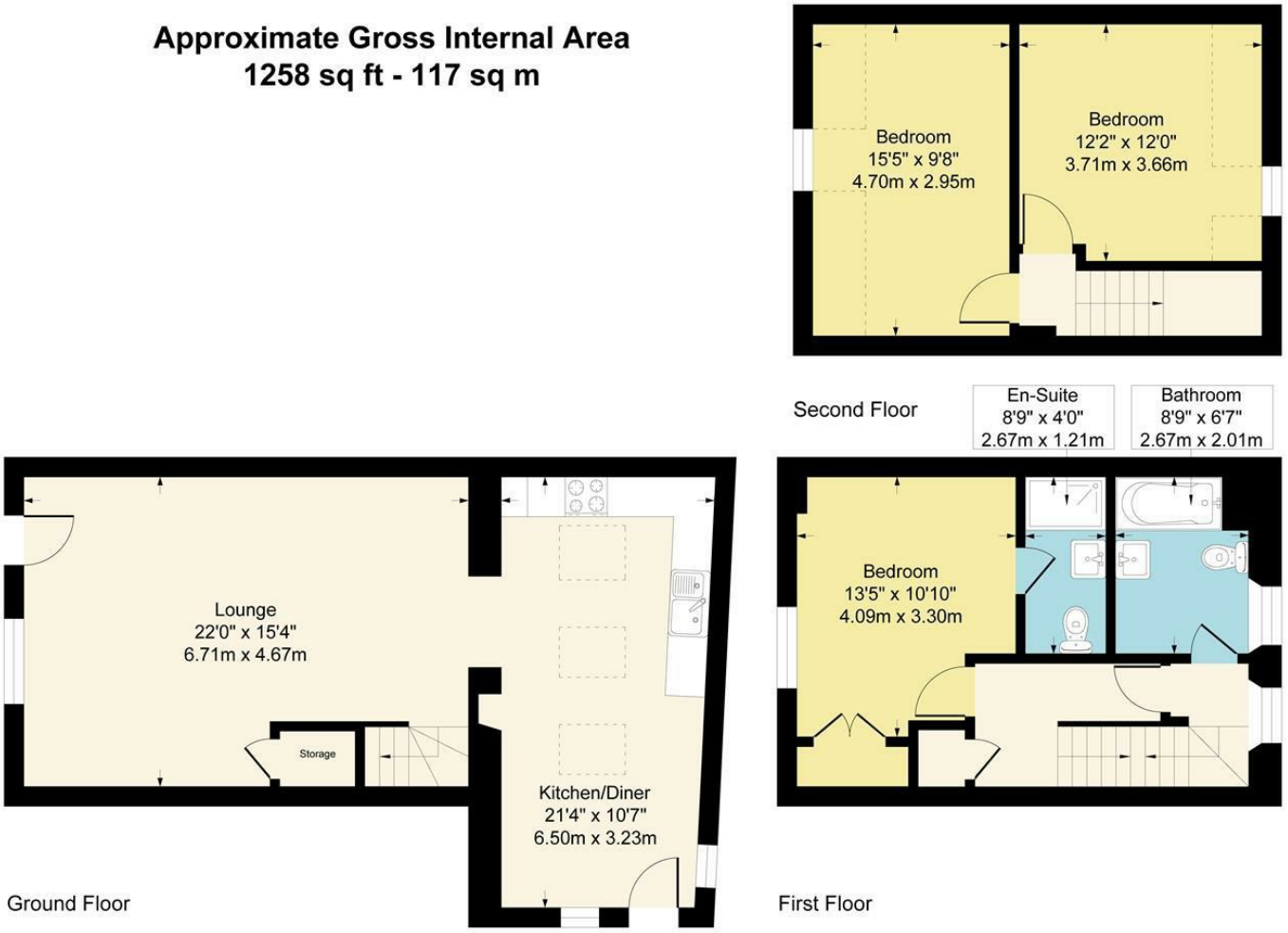








Approximate Gross Internal Area
1258 sq ft - 117 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

