




# 4, Querns School


19 Querns Lane, Cirencester, Gloucestershire





A charming and well-presented townhouse offering spacious accommodation across three floors, in the heart of Cirencester


4, Querns School is a delightful townhouse located in a desirable area of Cirencester. Offering four well-proportioned bedrooms, a flexible layout, and a generously sized rear garden, this property is ideal for family living. With easy access to local amenities, parks, and schools, it presents a perfect balance of town living and comfort.


**3 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS**


**DRIVEWAY**

**2,073 SQ FT**

**FREEHOLD**

**TOWN**

**0.75 ACRES**

**O.I.E.O:  
£1,000,000**

The property

4, Querns School is a beautifully maintained attached townhouse that provides an excellent balance of living space and modern amenities. The ground floor comprises an entrance hallway, a study, and a stunning open-plan kitchen/breakfast room and dining area, which is located to the rear of the property. This versatile living space features two sets of double doors leading out into the rear garden, providing a seamless connection between indoor and outdoor areas. The property is filled with natural light, and the open-plan layout is perfect for entertaining.

To the first floor, the main sitting room enjoys a feature window that offers lovely views over the surrounding grounds and gardens. Also on this floor is the principal bedroom, which benefits from direct access to an en suite shower room, which can also be accessed from the landing, creating a convenient Jack-and-Jill setup. The second floor provides three further double bedrooms, a spacious landing, and a family bathroom, offering ample space for a growing family or guests.









## Outside

The rear garden is a true highlight of this property. The private and enclosed space is mainly laid to gravel, bordered by a charming listed brick wall that adds character and privacy. Additionally, the property boasts a large garden to the rear, extending to approximately 0.75 acres, providing a fantastic outdoor area for recreation, gardening, or relaxation. To the side of the property, the driveway serves as off-road parking for several cars and provides vehicular access to the gardens, ensuring ease of movement between the front and rear of the property.

## Location

4, Querns School is ideally located in Cirencester, offering easy access to all the amenities this historic market town has to offer. The town centre, with its wide range of shops, restaurants, and cafés, is within striking distance, making it easy to enjoy a vibrant community atmosphere. Cirencester is well-connected by road, with the A419 providing direct routes to Swindon, Gloucester, and beyond. The surrounding Cotswold countryside offers a wealth of outdoor pursuits, and the property is also well-positioned for access to highly regarded schools, parks, and local services. For those commuting, Kemble Station is just a short drive away, offering direct rail services to London Paddington in about 70 minutes.



## Distances

- Tetbury 9.5 miles
- Cheltenham 17 miles
- Gloucester 21 miles

## Nearby Stations

- Kemble 4.5miles
- Chippenham 22miles

## Nearby Schools

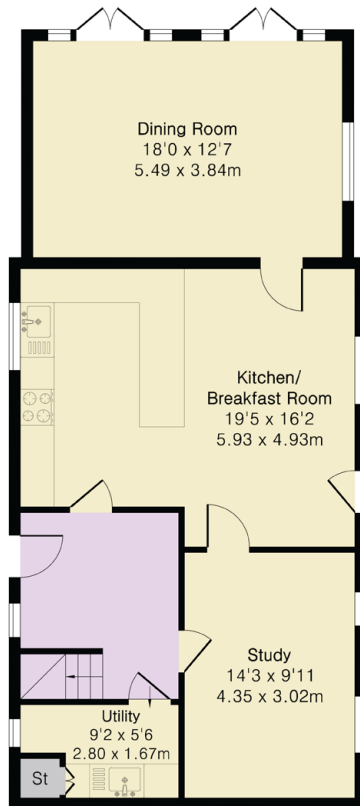
- Cirencester Deer Park School
- Rendcomb College
- Cirencester Kingshill School



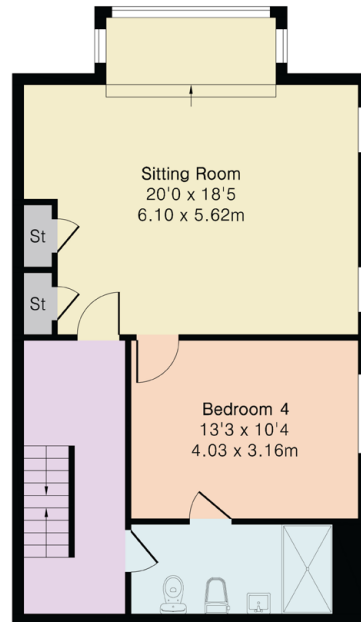




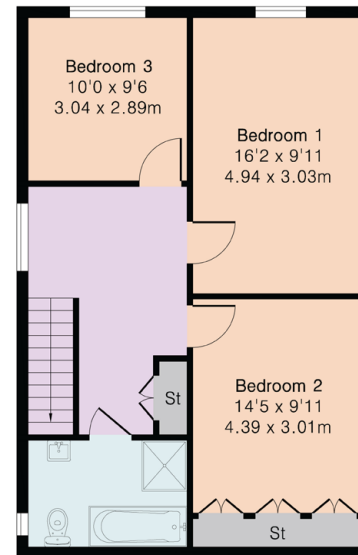




Ground Floor



First Floor



Second Floor

## Floorplans

**Total internal area** 2,073 sq ft (193 sq m)  
**Ground floor internal area** 837 sq ft (78 sq m)  
**First floor internal area** 637 sq ft (59 sq m)  
**Second floor internal area** 599 sq ft (56 sq m)  
For identification purposes only.

## Directions

What3Words ///anode.booklet.wobbles

## General

**Postcode:** GL7 1RL

**Local Authority:** Cotswold District Council

**Services:** Mains gas, water, electricity and drainage are connected. Gas central heating.

**Council Tax:** Band G

**EPC Rating:** Band E

**Parking:** Private

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Cirencester

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