

# Birchfield

QUERNS LANE, CIRENCESTER, GL7 1RL



savills



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Market Place 300 yards, Kemble Station 4 miles,  
Cheltenham 16 miles M4 (J15) 17 miles  
(all mileages are approximate)

*A well presented central town house which offers enormous scope with a large and private garden*

Entrance hall, Kitchen/breakfast room, Garden room, Sitting room  
4 bedrooms, 3 Bathrooms (1 ensuite)  
Secondary kitchen, Study area, Utility room  
Front and rear gardens, Parking, Double garage



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## SITUATION

The Roman town of Cirencester is often referred to 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. There is a fast and regular Great Western Train service from Kemble (about four miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

Birchfield is a short walk from the medieval heart of Cirencester, where the shopping is highly regarded; off the main streets there are many interesting back lanes with specialist shops, particularly in Black Jack Street and The Corn Hall. Around the corner from the property is St Michael's Park where there are tennis courts and play areas.

On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a cottage hospital. Cirencester Tennis Club is based in Cirencester Park whilst other recreational facilities include an open air swimming pool, the Cotswold Leisure Centre and a theatre at Bingham Hall. The Cotswold Show is held annually in Cirencester Park whilst the Market Place hosts many activities throughout the year in addition to the twice weekly market days and a Farmers Market every other Saturday. The Church, with its 160 ft. high tower, is the largest Parish Church in Gloucestershire and dates from the Norman period. Cirencester and the surrounding environs also offer an excellent choice of schooling.

## DESCRIPTION

Tucked away only 5 mins walk from the Market place Birchfield is a rare find. Not only has it been in the same family for well over 70 years but there are few houses of similar calibre found so close to the centre of Cirencester. This once in a 3 generation opportunity provides open and spacious living over one level, period features and flexibility.

The front door leads into a large entrance hall / reception room which benefits from high ceilings, wood burning stove and a real feeling of space.

Leading off this room is a light and airy open plan Parlour Farm kitchen/breakfast room with a generous range of floor units, a central island and walk in larder. There is ample space for a large kitchen table with views over the front garden. Also at this end of the house there are two double bedrooms (one ensuite) and Sottini Bathroom with a separate shower cubicle.

Leading on from here and past a useful study area brings you into the large sitting room complete with open fire and views onto the front garden.





This then leads into a wonderful garden room at the end of the house. This spacious room is the perfect place to enjoy the pretty south facing garden all year round. Walking from here and into the private garden however it is easy to forget you live in the centre of town.

This large garden benefits from formal borders, mature shrubs and a beautiful orchard area complete with a range of mature fruit trees and a Well. Tucked away in the far corner and behind a private gate is a pathway giving direct and useful access to Watermoor Road.

Continuing on from the garden room are a further two bedrooms with a well fitted kitchen, bathroom and utility room. This area offers huge scope to either remain as part of the one house or be separated off with its own access. It is also worth noting that the property has extensive loft space accessed from stairs in the entrance hall which (stpp) could be further developed into more accommodation.

At the front of the property there is private parking for a number of cars a double garage with storage behind. With private parking becoming an ever increasing asset in the town these spaces add further benefits to the home.

In short, this unique property offers a wealth of potential. Not only is it within walking distance of the town centre and all its various amenities but it is also perfectly tucked away in a quiet and peaceful spot.

## TENURE

Freehold

## POSTAL ADDRESS

Birchfield, Querns Lane, Cirencester GL7 1RL

## SERVICES

Mains water, electricity, gas and drainage

## LOCAL AUTHORITY

Cotswold District Council

## FIXTURES AND FITTINGS

Only those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

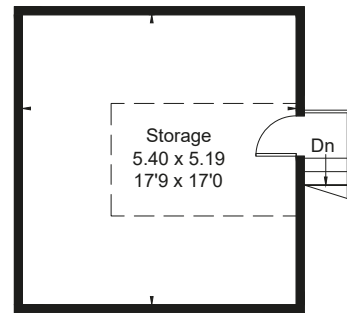
## VIEWING

Strictly by appointment with Savills

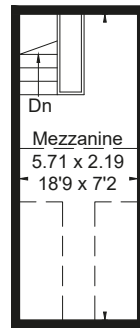


## BIRCHFIELD

Approximate Gross Internal Area:  
 242 sq m / 2605 sq ft (Including Mezzanine)  
 Garage = 36.3 sq m / 391 sq ft  
 Total = 278.3 sq m / 2996 sq ft  
 Including Limited Use Area (28.2 sq m / 304 sq ft)

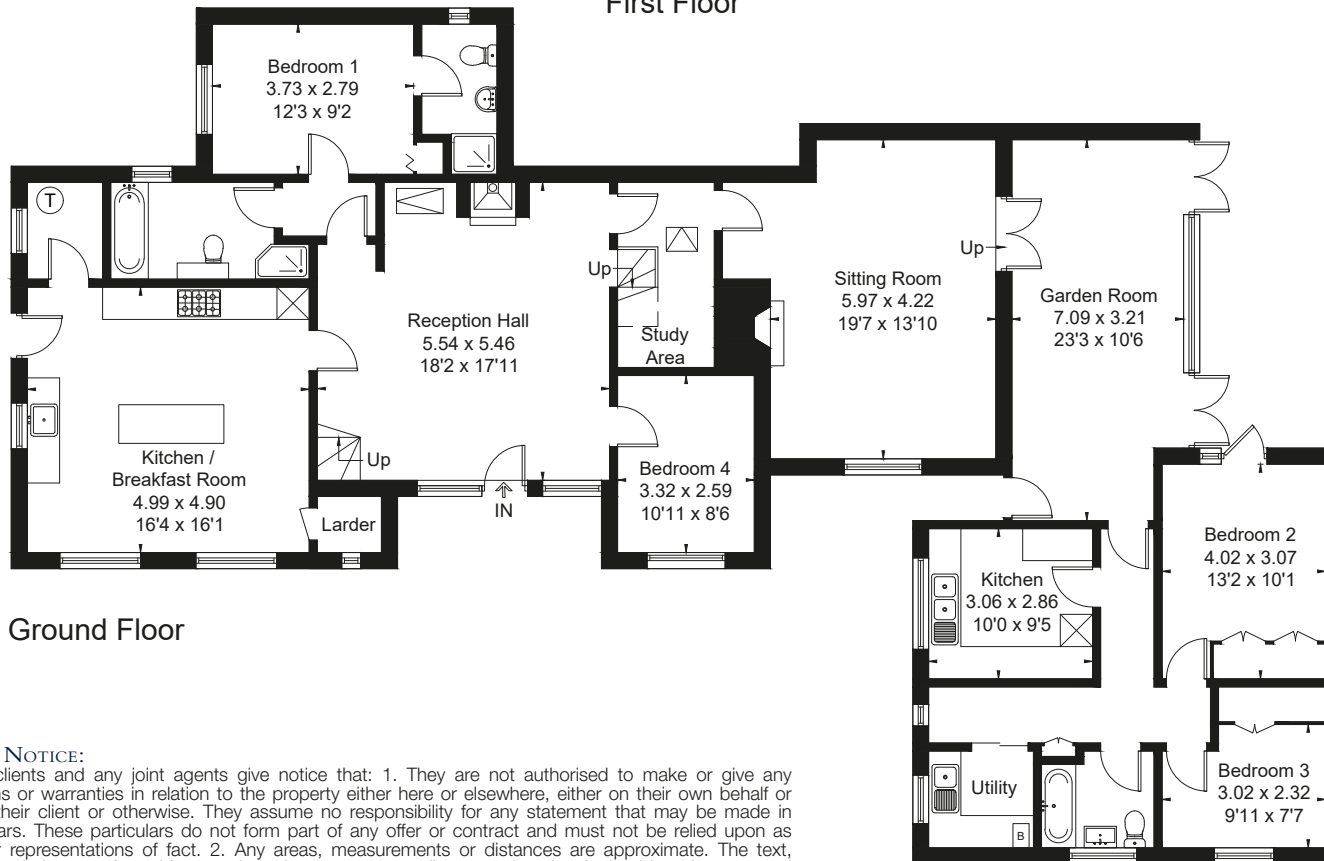


First Floor



First Floor

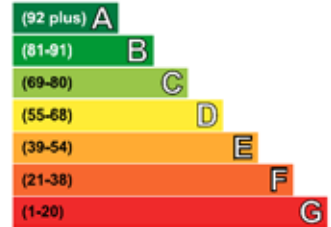
□ = Reduced head height below 1.5m



Ground Floor

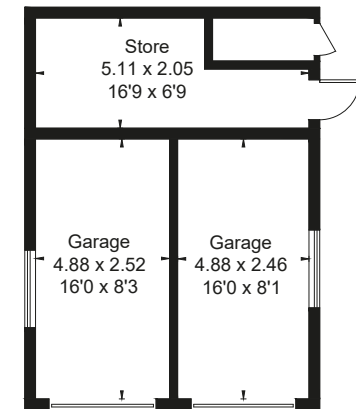
## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
49	76



(Not Shown In Actual Location / Orientation)

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