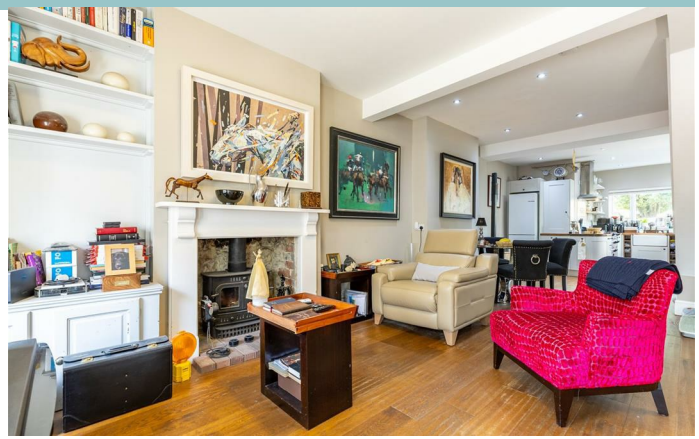
ADKINS

1 Queen Street, Cirencester, GL7 1HD



** UNDER OFFER stc ** Welcome to 1 Queen Street, Cirencester – a beautifully presented four-bedroom Cotswold stone townhouse, blending timeless period charm with stylish modern living, all just a short stroll from the heart of this vibrant market town.

1 Queen Street, Cirencester, GL7 1HD

Key Features

4
Bedrooms

1
Bathrooms

1
Receptions

Description
Step inside and you'll immediately appreciate the character and warmth that this charming Cotswold stone townhouse has to offer. Beautifully presented throughout, the property effortlessly combines period features with tasteful modern updates, creating a home that is both stylish and practical. The thick Cotswold stone walls not only add timeless character but also help the home remain naturally cool during the warmer summer months, creating a wonderfully comfortable living environment.

The welcoming sitting room enjoys an attractive feature fireplace with a wood-burning stove, providing a cosy focal point for relaxing evenings. To the rear, the heart of the home is the impressive open-plan kitchen and dining room, thoughtfully designed with solid wood worktops, a classic Butler sink, range cooker and an excellent selection of storage. Windows and doors frame views of the garden, allowing natural light to flood the space and making it ideal for both everyday family life and entertaining.

Arranged over three floors, the accommodation offers exceptional flexibility. The first floor provides two generous double bedrooms, complemented by a beautifully appointed family bathroom and separate cloakroom. The second floor continues to impress with two further spacious double bedrooms, while the spacious landing creates the perfect space for a home office, reading area or study.

Throughout the home, high ceilings, original features and a thoughtfully designed layout create an inviting sense of space, resulting in a wonderful family home just a short walk from Cirencester's bustling Market Place.

Outside
The generous rear garden is a real highlight, offering a private and peaceful space rarely found so close to Cirencester's town centre. A paved terrace leads onto a lawn bordered by established hedging and attractive Cotswold stone walling, while a substantial workshop provides excellent storage or potential as a home office or studio (subject to any necessary consents). Gated side access completes this wonderful outdoor space.

Essentials
Tenure: Freehold
Council Tax: Valuation Band: D - 2026/27 £2319.79
Heating: Recently renewed gas fired boiler
Timber sash windows
EPC Rated: D64

Location
Perfectly positioned just a short walk from Cirencester's vibrant Market Place, 1 Queen Street enjoys the very best of town-centre living. Often referred to as the Capital of the Cotswolds, Cirencester offers an excellent selection of independent boutiques, cafés, restaurants and everyday amenities, together with highly regarded schools, leisure facilities and beautiful green spaces, including the historic Cirencester Park. Excellent road links to the M4 and M5, along with nearby Kemble railway station providing direct services to London Paddington, make this an ideal location for both families and commuters.

Viewings
Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your viewing.

Agents Notes
These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Buyer Verification / AML Compliance
In accordance with current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

Social
Don’t miss our latest property listings, market updates, and behind-the-scenes insights, follow us on social media @adkinsproperty.
We also create engaging video tours of our homes, available across our website and social channels, giving buyers the chance to explore properties anytime, anywhere

Thinking of Selling or Letting Your Property
At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today’s market. Whether you’re looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.

AIR-FRYER

1 Queen Street, Cirencester, GL7 1HD
Floor Area: 1291.68 sq ft

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

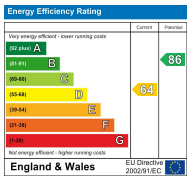
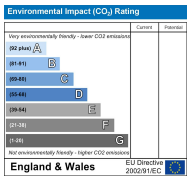
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

Adkins Property Group

Cirencester Office Park

Unit 9, Tetbury Road, Cirencester, GL7 6JJ

T: **01285 239486**

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