

# Quenington House Cottage

QUENINGTON, CIRENCESTER, GLOUCESTERSHIRE



MOORE ALLEN  
& INNOCENT

Quenington House Cottage  
Mawley Road  
Quenington  
Cirencester  
Gloucestershire  
GL7 5BH

A wonderful village, set amidst the prime Coln Valley lies this semi-detached Cotswold stone house, offered with no onward chain.

- Semi-detached Cottage
- Cotswold stone construction
- Open Plan reception
- Conservatory
- Three / Four bedrooms
- Garage, Parking & Gardens
- GIFA 1,615 sq ft (150 sq m)
- Call to view

Offers are invited  
for the freehold  
In the region of  
£485,000



## The Location

Quenington is a charming village located in the heart of the Cotswolds approximately three miles north of Fairford. This historic village, which has Saxon origins, is skirted at its eastern end by the steep sided valley of the River Coln. To the north lie the neighbouring villages of Hatherop and Coln St. Aldwyns.

Beyond the prominent triangular Green, the village falls away towards the valley bottom. At the end of Church Road lies the popular parish church, of St. Swithin's which dates back to 1193. The surrounding buildings are randomly placed and set within semi-wooded grounds straddling the River Coln.

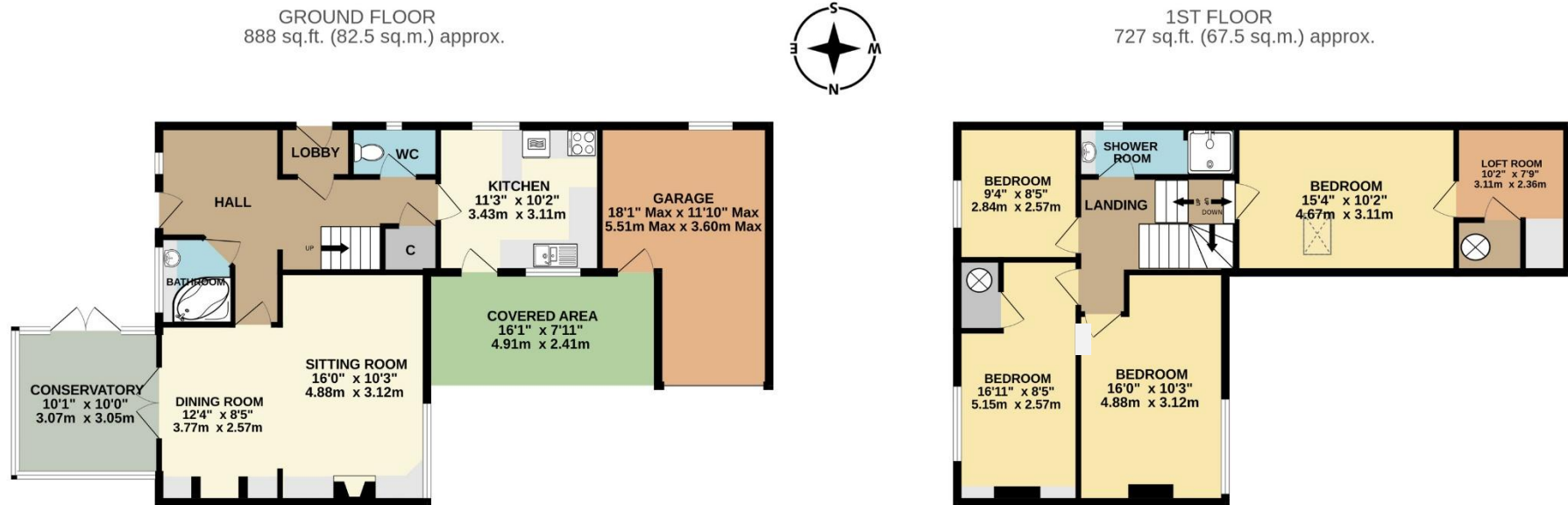
The landscape north of Quenington, towards Coln St Aldwyns and Hatherop is of exceptional quality. Situated on a spur within the sweeping meander of the River Coln, this large area of parkland and meadows provide a magnificent setting for all three villages. The amenities within the three villages feed off each other to provide post office stores, primary and independent schooling, village inn and public house. Quenington has a strong community with a wide variety of clubs and organisations. Nearby Fairford offers a wider selection of facilities to include secondary schooling (Farmors), convenience stores and modern medical centre.

## The Property

Quenington House Cottage lies within the old part of the village, nearby to the 'Keepers' public house. The property comprises a semi-detached period house that has been traditionally constructed of natural stone elevations set beneath a pitched conservation tiled roof. It has Upvc replacement windows and night storage heating.

Whilst the front door abuts the village lane, access is currently approached via the kitchen situated to the side of the house. The layout briefly comprises open plan living room with a dual aspect, this pleasant room has an open fireplace and space for seating and dining. Double doors open into the conservatory with access to the rear garden. Off the sitting room lies hall which could provide homeworking space. The kitchen is fitted with a range of base and wall mounted units and breakfast bar. The ground floor further includes a cloakroom and bathroom with corner bath. To the first floor are three bedrooms and shower room with WC. A further bedroom, currently used as a lounge has a store off. This could easily be the fourth bedroom and subject to the usual consents, the store be redesigned to provide an en-suite.

Outside, lies parking for three cars, garage, whilst the rear gardens are laid to lawn, paved terrace, former kitchen garden and ornamental pond. Shed and greenhouse.



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE, NOT COVERED AREA.

TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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 as to their operability or efficiency can be given.

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### General Information

The property is freehold offering vacant possession upon completion. All main services are connected, with the exception of gas. Night storage heating. Council Tax band 'D', charges 2026/27 £2,354.58. EPC Band F (33). Local authority, Cotswold District Council. Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk).

### Directions

Leave Fairford to the north via Coronation Street. On entering the village of Quenington take the first turning right at The Green, continue into the village, you will see the public house and former telephone box, turn left into Mawley Road and the property will be seen a short distance down on your left.

### DISCLAIMER

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