

ORCHARD COTTAGE

QUENINGTON, CIRENCESTER, GLOUCESTERSHIRE



MOORE ALLEN
& INNOCENT

Orchard Cottage
Mawley Road
Quenington
Cirencester
Gloucestershire
GL7 5BH

A unique detached home located within the popular village of Quenington in the heart of the Coln Valley and bound by idyllic Cotswold countryside.

- Detached modern house
- Part Cotswold stone construction
- Sitting room with open fireplace
- Three bedrooms, two bathrooms
- South facing rear garden
- Gated parking
- GIFA 1,383 sq ft (128.5 sq m)
- No onward chain
- Call to view

Offers are invited
for the freehold
In the region of
£525,000



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.

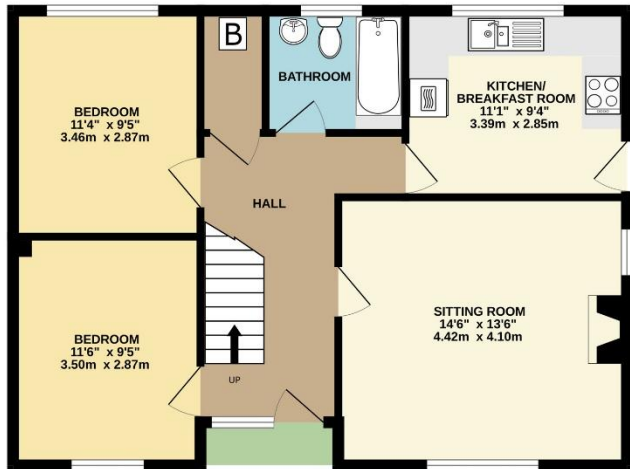
The Property

Orchard Cottage was commissioned by the previous landowner, designed as an ideal retirement home offering low maintenance and manageable grounds. This individual house was built in the 1980's by local developers Colnside Development and is set in this very desirable road. Some years later it now becomes available to the market for the first time. Offered with no onward chain, this unique home has been traditionally constructed of faced natural stone to front elevation with the remaining of reconstituted stone.

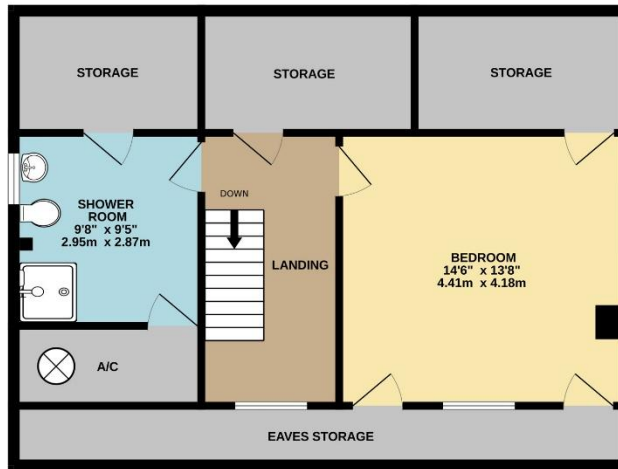
Presented over two floors, the current layout offers central hallway with stairs to first floor, sitting room with dual aspect and central chimney breast housing open fireplace, the kitchen lies to the rear with a good selection of fitted units, door to rear. The ground floor further encompasses two double bedrooms, bathroom and boiler store. Stairs rise to the first-floor landing serving a large bedroom and spacious bathroom. Very useful eave cupboards offering plentiful storage.

To the outside, gated access leads onto driveway affording parking. Side access serves the rear garden with southerly aspect. A useful stone-built garden store. The garden is laid mainly to lawns with established planting.

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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, except for gas. Oil fired boiler powering the domestic hot water and heating systems. Council Tax band 'E', charges 2026/27 £2,877.82. EPC Band D (60). Local authority, Cotswold District Council. Broadband & Mobile signal checker via 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 right.

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