



Glade Cottage The Green, Quenington, Gloucestershire, GL7 5BS
Chain Free £425,000

Cain & Fuller

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A superb opportunity to acquire a detached rural village home located in one of the area's most sought after villages which offers residents a selection of local facilities and amenities. These include an extremely popular public house, selection of clubs and associations and a local shop/post office in the neighbouring village located approx. a mile away. The property has benefited from refurbishment in recent years and is presented to a high standard, there is a large main living room to the rear of the property with feature open fireplace, a dual aspect room which opens onto a well-proportioned garden room with views and access onto the rear garden. To the front and side elevation there are two double bedrooms, and a white modern family bathroom. A well fitted kitchen with selection of integral appliances is found to the front elevation with pleasant views over the village green. Externally there are well tended and secluded gardens and a driveway with parking for three cars. We are able to bring the property to the market in a chain free position and would urge early viewing.

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Quenington

Quenington is a nucleated village and larger rural civil parish in the Cotswold district of Gloucestershire, England, on the River Coln 8 miles east of Cirencester and 2 miles north of Fairford. There are a selection of local amenities and facilities and offers residents an opportunity to be part of a community with easy access to a popular pub and glorious Gloucestershire countryside with some superb walks and trails.

Well situated for the business commuter with good access to a road network to the south west and a commuter rail service to London Paddington from Swindon to the south.

Local Area

The main local town for residents is Cirencester an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath.

Sailing is available on the lakes between Cirencester and Swindon.

Outside

Glade Cottage has a fantastic location within the village of Quenington and benefits from an open view to the front looking over the village green. There is a driveway with parking for three cars and a gated access to the gardens which surround the property. The side and rear of the bungalow enjoys a great deal of privacy mainly being laid to lawn with an open part covered seating area. The rear section of the garden enjoys a sunny aspect with a southerly facing orientation.

Parking

There is a driveway to the front of the house with parking for three cars.

EPC

D rating

Tenure

Freehold

Viewing

Through Cain and Fuller in Cirencester

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





