



The Pool House Coneygar Road, Quenington, Gloucestershire, GL7 5BY

Asking Price £799,950

Cain & Fuller

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Cain & Fuller

A superb opportunity to acquire a substantial four bedroom detached family home located in the rural village of Quenington within easy reach of the market towns of Fairford and Cirencester and with a selection of local amenities including well supported shop and selection of public houses near by. The accommodation is ideal for the growing family with large well proportioned living spaces to both the ground and first floor, presented in excellent condition by the present vendors. Externally there are large private gardens which include a good sized heated swimming pool used through the summer months by the family. To the side of the property there is a large double garage and gravelled parking for approx. 5 cars to the front and side. We urge early viewing of this substantial detached family home through Cain & Fuller in Cirencester.

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Quennington

Quennington 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.

The area's amenities

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.

Description

Front entrance door leads to a large reception hallway with stairs winding to the first floor accommodation, door to side

leads to cloakroom and there is access to all main reception areas from this central reception hallway. The main living room benefits from a dual aspect with pleasant views over the front garden and access to the rear garden through glazed double doors. A wood burner is inset into a contemporary fireplace a desirable feature in this country environment. To the front of the house a large home study ideal for those who work from home , to the rear a superbly light kitchen/dining/family room with picture windows and stable door opening onto the rear garden. This room is comprehensively fitted with an excellent range of storage and includes granite work surfaces and a central Chef's island with additional seating and working space. To the side of property there is a useful utility room housing the oil fired boiler and having stable door to the side. The first floor benefits from four well proportioned family bedrooms, master of which has a selection of built in storage, door to a large modern contemporary en suite with large shower cubicle and separate panel bath all finished to a high standard. There is a large open galleried landing and modern contemporary family bathroom at this level to service the remaining bedrooms. Many people within the area have further extended their accommodation to provide additional reception or bedroom space we feel this would be possible subject to the normal planning consents and building regulation approval. Property is warmed throughout by an oil fired central heating system which is complimented by double glazed windows with the living space presented in excellent condition.

Outside

To the front of the house there is extensive parking for approx. 5 vehicles, well tended front garden and gated access to the detached double garage.

The rear garden is an outstanding feature of the property benefits from a high degree of seclusion and offers a superb environment for small animals or young children. Directly behind the property there is an extensive outside patio dining area used daily in the summer months by the present vendors. The main garden is laid to lawn with a selection of low maintenance flower borders and specimen trees. To one corner of the garden there is a swimming pool used in the summer months daily by the owners, the pool is fully heated with a pool house located in the far corner of the garden and is a defined asset to any family home.

Double garage

Up and over door to front, power and light , eaves storage space.

Council tax

Band F

Broadband and mobile

We recommend purchasers to go to Ofcom for details on broadband speed and mobile reception.

EPC

D rating

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.





6, Coneygar Road, Cirencester

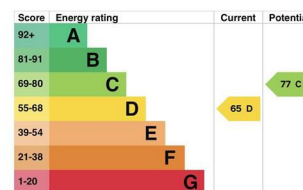


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.