



2 THE LAURELS

QUENINGTON, GLOUCESTERSHIRE

Fairford 3 miles, Cirencester 8 miles,
Northleach 8 miles, Burford 11 miles,
Kemble Station 14 miles, Swindon Station 19 miles,
Cheltenham 23 miles, Oxford 30 miles
(All distances and times are approximate)

A classic Cotswold cottage in a wonderful village

Ground Floor: Entrance Hall • Sitting Room
Dining Room • Kitchen • Cloakroom

First Floor: Two Bedrooms • Bathroom

Second Floor: Bedroom Three

Outside: Garden • Terrace • Courtyard

No onward chain

Butler 
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DESCRIPTION

Originating from 19th Century, this classic semi-detached Cotswold cottage is located in the heart of this very popular village in the Coln Valley. Having been fully renovated in 2022 it is now very well presented throughout with great charm and character. A welcoming cottage front door leads to the kitchen with tiled floor which is fully fitted and opens to the dining room with a wood effect floor. The sitting room is dual aspect with a wood burner. A tiled hallway leads to a cloakroom and to a useful porch and back door to an enclosed courtyard garden. On the first floor are two light and airy double bedrooms complimented by a bathroom. The top floor has space for a third bedroom or study with plumbing for an en-suite if required. Outside the garden is accessed from the kitchen and is located predominantly to the front and mainly laid to lawn with a terrace. To the other side there is an enclosed courtyard. There is unrestricted parking on Mawley Road.

SITUATION & AMENITIES

Situated within a Conservation Area and surrounded by beautiful countryside and lying within the desirable Coln Valley, Quenington is one of the most sought-after villages in the Cotswolds with an active community featuring a village hall, popular pub The Keepers Arms, playing fields and the Church of St Swithin, which dates back to 1193. The nearby village of Hatherop provides the nearest primary school and Coln St Aldwyns has a post office/store/village cafe and The New Inn pub. Fairford is a charming market town offering an excellent range of amenities. The Roman town of Cirencester, which is only a short drive away, is often referred to as the Capital of the Cotswolds.

Quenington is readily accessible to the A419, M4 and M5, providing excellent transport links to Reading, Bristol and London. Kemble Railway Station offers direct mainline train links to London Paddington in approximately 69 minutes. Swindon Station provides direct trains to London in 60 minutes.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Hatherop COE Primary School, Farmor's, Hatherop Castle, Cheltenham and Oxford schools, St Hugh's and Pinewood, to name but a few.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Sky BT broadband. Gigaclear Fibre is connected in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

TENURE

Freehold with vacant possession

LOCAL AUTHORITY

Cotswold District Council





COUNCIL TAX

Band C

EPC

Band D

VIEWINGS

Strictly by appointment only.

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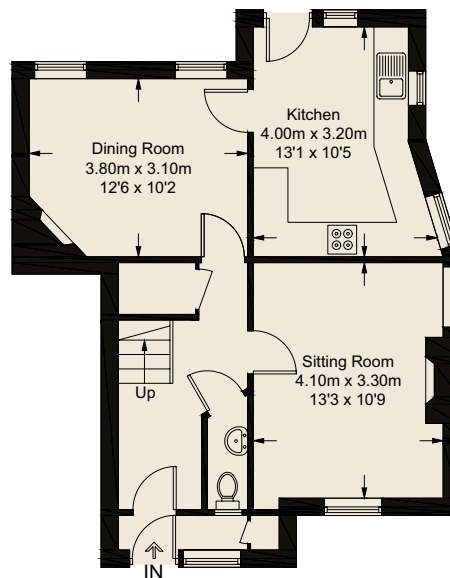
DIRECTIONS (GL7 5BJ)

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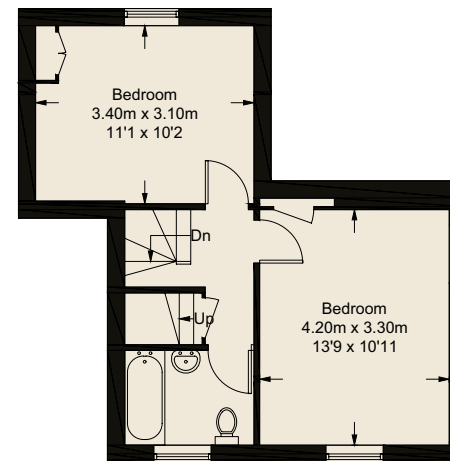


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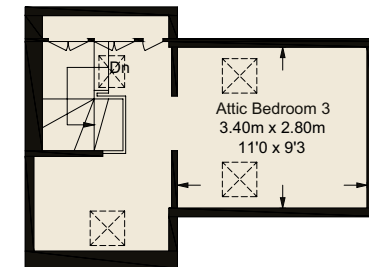
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Ground Floor
47.8 sq m / 514 sq ft



First Floor
34.8 sq m / 375 sq ft



Second Floor
19.2 sq m / 207 sq ft

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft

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