

# THE LONG HOUSE

QUENINGTON, GLOUCESTERSHIRE





# The Long House

## Quenington, Gloucestershire

An exceptional Grade II Listed village property with enchanting gardens and grounds

### MAIN HOUSE

**Ground Floor:** Entrance Hall • Drawing Room • Dining Room • Sitting Room • Study • Kitchen Breakfast Room • Utility • Cloakroom • Stores

**First Floor:** Main Bedroom with Bathroom • Three Further Bedrooms • Family Bathroom • Cloakroom

**Second Floor:** Two Bedrooms • Two Bathrooms • Attic Storage

### THE COTTAGE

**Ground Floor:** Sitting/Dining Room • Kitchen

**First Floor:** Three Bedrooms • Bathroom

### OUTBUILDINGS

Double Garage and Studio with Cloakroom • Barn with Stables and Storage • Landscaped Gardens and Grounds with river frontage

In all about 1.86 acres

Fairford 2.5 miles, Cirencester 9 miles, Northleach 12 miles, Burford 11 miles, Kemble Station 14 miles,  
Swindon Station 16 miles, Cheltenham 23 miles, Oxford 30 miles  
(All distances and times are approximate)

#### The London Office

40 St James's Place,  
London, SW1A 1NS

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)



#### Cirencester Office

43/45 Castle Street, Cirencester  
Gloucestershire, GL7 1QD

T: 01285 883740

E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



## DESCRIPTION

Originating from the 17th Century with later extensions, this superb village house has remained in the current ownership for over thirty years and is Grade II Listed. With a classic Cotswold façade, the accommodation in the main house totals over 6,000 sq ft and is arranged over three floors with most of the rooms overlooking the exquisite gardens which sweep down to the River Coln. Three charming reception rooms with a kitchen breakfast room are complimented by six good bedrooms offering a well-balanced living space ideally suited to family living and entertaining. Throughout, the accommodation has lovely character features and is well presented with scope for a new owner to update the interiors to their own specification.

The Long House is set back from the lane and fronted by ample parking. Within close proximity to the main house, yet retaining privacy with its own enclosed garden, is a three bedroom cottage adjacent to the garage which has a wonderful studio above with separate entrance and cloakroom ideally suited to a home office, games room, gym or artist's studio. The Cotswold stone barn completes the courtyard setting and has scope for conversion subject to the necessary consents.

An outstanding feature of The Long House is the very special setting and the beautifully landscaped and maintained gardens with sweeping lawns, topiary features, large established herbaceous planting and a tennis lawn, all leading down to the river. A walled kitchen garden and orchard produces vegetables and fruit. A stone terrace, accessed from the house and with steps down to the lawn offers an idyllic place for summer entertaining. In all about 1.86 acres.



## 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. It enjoys 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 state and private schools, Hatherop Primary School and Hatherop Castle Prep School, Coln St Aldwyns offers a post office/store/village cafe and The New Inn pub.

Fairford is a charming market town offering an excellent range of everyday shops and other facilities. 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.

Kemble Airfield has facilities for small aircraft and Aston Down has a gliding centre. Golf courses at South Cerney, Cirencester, Minchinhampton, Burford and Naunton.

Private and State schools in the area are excellent, such as Beadesert, Deer Park, Kingshill, Prior Park and Hatherop Castle. Further, but still convenient, are Cheltenham College, Cheltenham Ladies' College, Cothill House, Summer Fields, The Dragon, Abingdon, and Radley College.





## SERVICES

Mains water, electricity and drainage. Oil fired central heating in the house and electric night storage heaters in the cottage. BT Fibre broadband to house and cottage (Gigaclear in the village). Security alarm in the house. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required)

## TENURE

Freehold with vacant possession

## 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.







Cottage and Barn



Barn



Cottage



Studio

## 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.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Long House: Band H  
Long House Cottage: Band C

## EPC

Long House Cottage: Band E

## VIEWINGS

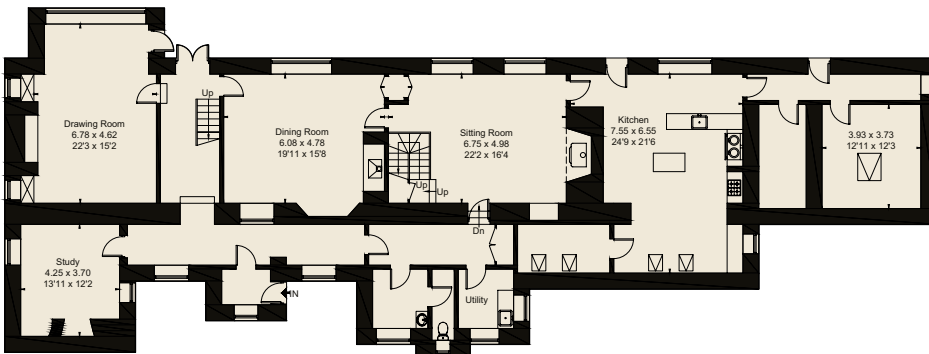
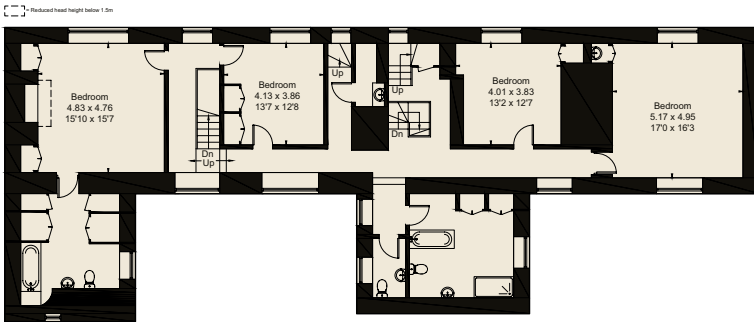
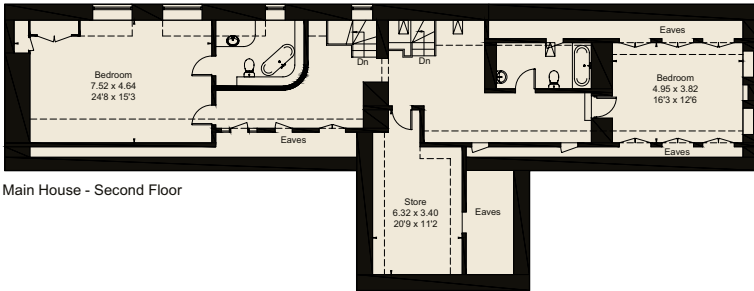
Strictly by appointment only. Butler Sherborn, Cirencester Office - T: 01285 883740 or The London Office - T: 0207 839 0888 E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (GL7 5BW)

**what3words:** ///sprouted.flamed.putty

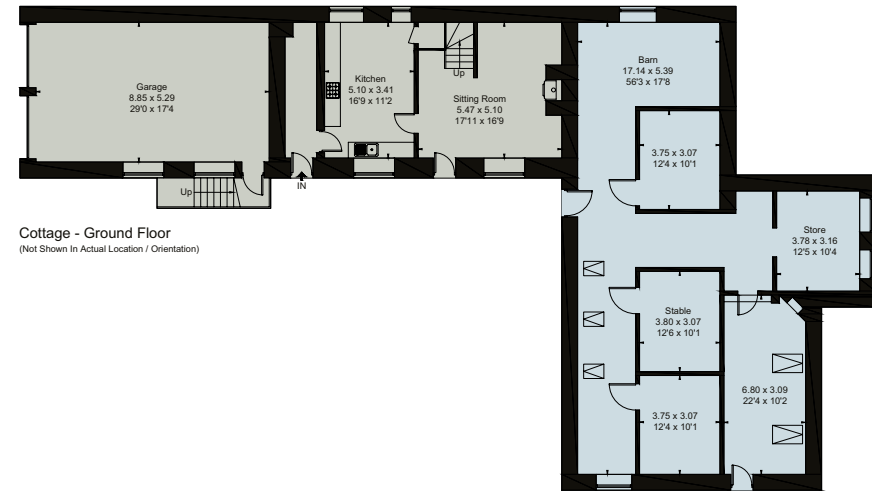
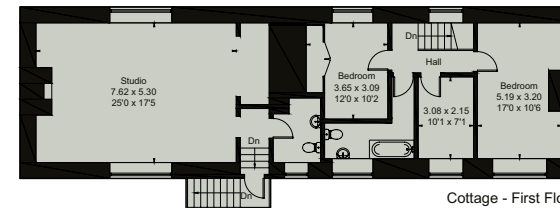






Approximate Floor Area  
 Main House = 583.4 sq m / 6280 sq ft  
 Outbuilding = 346.3 sq m / 3728 sq ft  
 Total = 929.7 sq m / 10007 sq ft (Excluding Eaves)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85703



**Disclaimer** 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. 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. 4. Please discuss with us any aspects which 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. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: Summer 2025. Particulars written: February 2026. Brochure by wordperfectprint.com





Butler   
Sherborn