



AUTUMN COTTAGE

QUENINGTON GL7 5BL

Autumn Cottage

76 Church Road, Quenington, GL7 5BL

*Cirencester 9 miles, Cheltenham 23 miles, Oxford 30 miles,
Swindon Train Station (mainline to London from 40 mins) Kemble
(mainline station to London Paddington in 80 minutes), 13 miles
(All mileages approximate).*

A beautifully-maintained village home, discreetly tucked away off the village high street.

ACCOMMODATION

Entrance to side of house with outside light. Front door leads to utility room with sink, downstairs WC and storage space. The kitchen features a central island, well-designed kitchen cupboards and excellent worktop space. The sitting room is dual aspect with views to the garden as well as a woodburning stove. There are exposed timbers and window seats as well as a dining area. An archway leads into the garden room which offers further relaxing space.

Stairs from the kitchen lead up to the first floor. The master bedroom faces to the front of the property with an ensuite shower room as well as a painted feature fireplace. The second bedroom has built-in cupboards and space for a desk while the 3rd single bedroom has integral shelving. The light and airy family bathroom is again wonderfully well-appointed with bath and hand-held shower, WC and pedestal washbasin.

- Entrance hall
- Utility/cloakroom
- Kitchen
- Living/dining room
- Front entrance porch
- Green oak family room
- Studio
- 3 bedrooms (one en-suite)
- Family bathroom, enclosed gardens with sheds and bike storage.





DESCRIPTION

Originally built in 1810, Autumn Cottage is a lovely semi-detached cottage constructed from Cotswold stone under a tiled roof, with a more recently constructed garden room. Beautifully decorated throughout, the house enjoys comfortable accommodation with entry through a hall into the kitchen with a central island, then on to a large living room with wood burning stove. The garden room with oak timbers and useful adjoining office is also accessed from here. On the first floor there is a master bedroom with en-suite shower room together with two further bedrooms and a bathroom.

Autumn Cottage also has existing planning permission to the rear of the house for a 4th bedroom.



GARDENS

The south-facing gardens have been well-designed throughout. The majority is laid to well-maintained lawn with a shaded seating area laid out under the trees to one end. There are multiple flowering herbaceous borders which have been planted with a mass of ground under planting of spring bulbs. There is a stone outbuilding to the rear of the building and two further sheds offering storage for tools, bike etc.

OUTSIDE

Autumn Cottage is reached via a footpath. Parking is available on the quiet Church Road.

SITUATION, LOCATION AND AMENITIES

Quenington is a well-known village situated in a rural position just outside Fairford. There is a Village Hall together with a community playground. The Keepers Arms pub is located in the heart of the village. Local amenities suitable for everyday requirements can be found in either Coln St Aldwyns village shop (1.5 miles), Fairford (2.5 miles) or Lechlade (5 miles). It is conveniently placed for centres such as Cirencester (9 miles), Witney (17 miles) and Cheltenham (23 miles).

FIXTURES AND FITTINGS

Only those items mentioned in Butler Sherborn's sales particulars are included. All other items including curtains and any garden ornaments and statuary may be available by separate negotiation if required.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel: (01285) 623000 www.cotswold.gov.uk.



SERVICES

Mains water, drainage and electricity are connected to the property. The property has oil fired central heating with radiators throughout controlled by NEST learning Thermostat. Telephone and Broadband connected (subject to transfer regulations and charges).

POSTCODE

GL7 5BL.

VIEWING

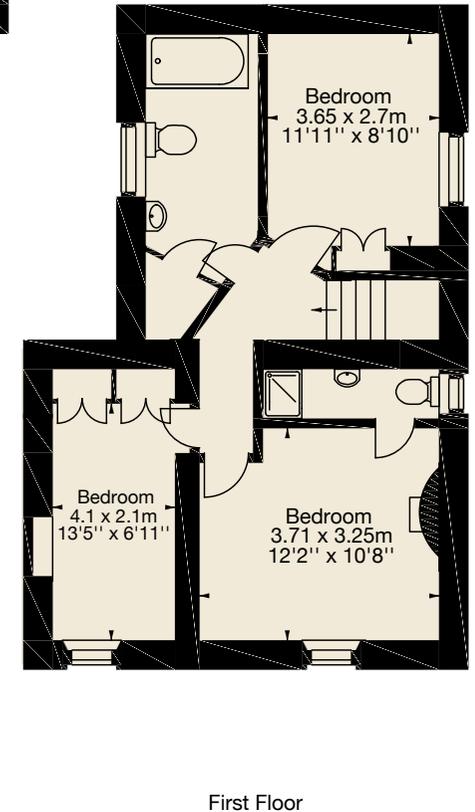
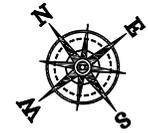
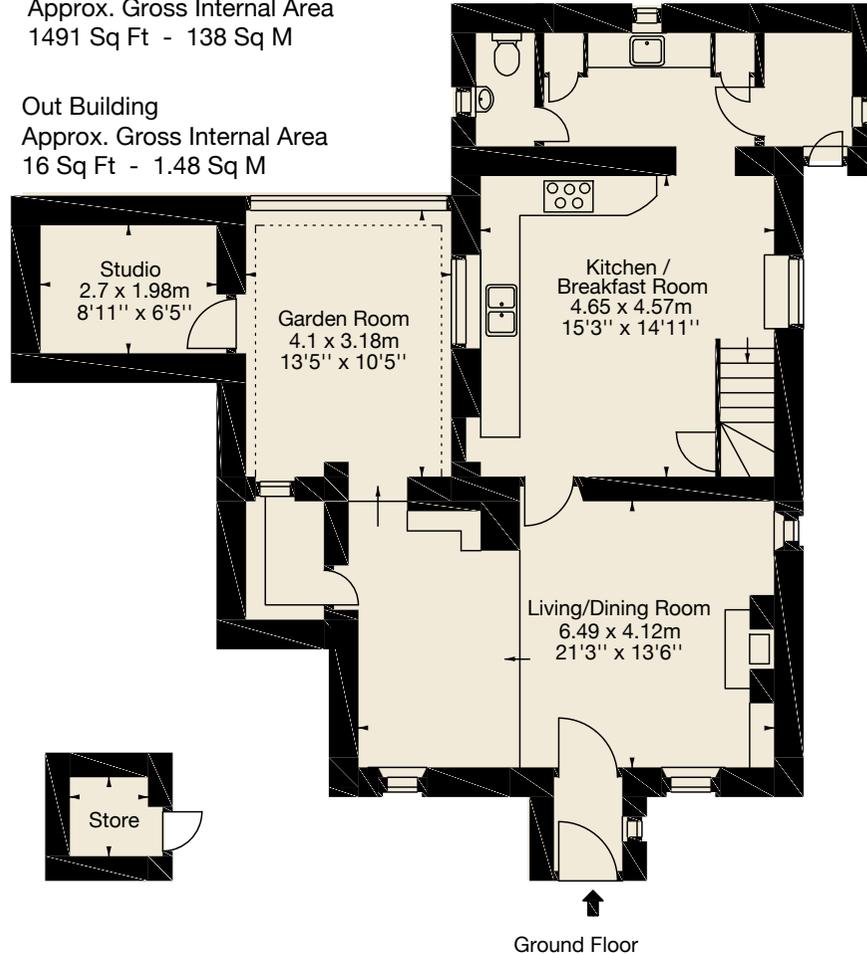
Strictly by appointment with Butler Sherborn. If there are any points of particular importance, we invite you to discuss them with us before you travel to view the property. Please telephone Butler Sherborn Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E Olly@butlersherborn.co.uk.





Autumn Cottage 76 Church Road,
 Quenington, Gloucs GL7 5BL
 Approx. Gross Internal Area
 1491 Sq Ft - 138 Sq M

Out Building
 Approx. Gross Internal Area
 16 Sq Ft - 1.48 Sq M



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