



Glade Cottage, The Green, Quenington, Cirencester,

£475,000

cj HOLE
est. 1867

Glade Cottage, The Green, Quenington, Gloucestershire, GL7 5BS



Freehold Detached Bungalow, 2/3 Bedrooms, 2/3 Reception Rooms, 2 Bathrooms, Gardens, Off Street Parking, Village Location

£475,000

Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

A recently remodelled detached home fronting the green in the desirable Cotswold village of Quenington. Offering flexible accommodation including a sitting room with feature fireplace, conservatory, modern kitchen, dining room/bedroom three and ground floor bathroom, with two first floor bedrooms and a shower room. Outside benefits from a southerly facing garden and driveway parking for 3/4 cars. Offered with no onward chain.

Quenington is a charming Cotswold village situated on the River Coln, approximately three miles north of Fairford. The village offers a traditional pub, village hall and green, as well as notable historic buildings including the Grade I listed St Swithin's Church

This well proportioned and versatile accommodation is arranged over two floors. A covered entrance porch leads into a welcoming entrance hall with tiled flooring and useful storage. The sitting room features an attractive Cotswold stone fireplace and opens through French doors into a bright conservatory, which in turn provides access to the rear garden.

A flexible dining room offers the potential to be used as a third bedroom if required, while the modern fitted kitchen is well equipped with a range of wall and base units, work surfaces, and integrated Neff appliances including an oven, microwave and electric hob. A stylish, fully tiled ground floor bathroom completes the downstairs accommodation.

To the first floor, there are two bedrooms with useful eaves storage. These are served by a shower room fitted with a modern suite and Velux window.

Outside, the property is approached via gated access leading to a driveway providing off-road parking for three to four vehicles. The front garden is laid to lawn with planted borders, while the enclosed rear garden enjoys a desirable southerly aspect and is also predominantly laid to lawn.

Cotswold District Council
Council Tax Band - C (£2,092.97 p/a) 26/27

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal.

Services

Mains electricity water and drainage, double glazing, oil fired central heating.



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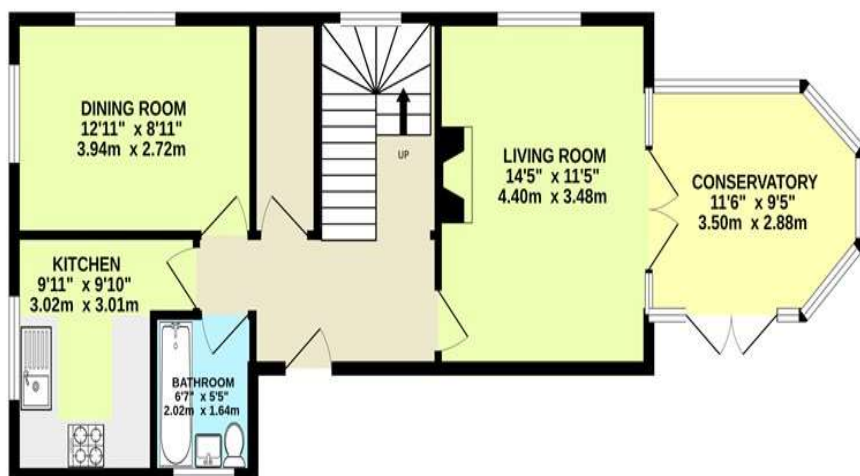


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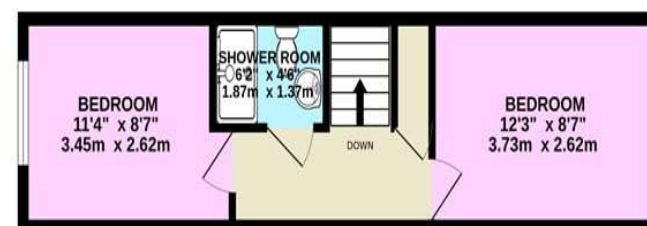


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	50 E	
21-38	F		
1-20	G		

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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