

Perry Bishop
and Chambers

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Painters Field, Quenington, GL7 5DL



Stone built detached family home | Three bedrooms
Kitchen/diner | Village setting
Garage and parking | EPC C

£400,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Painters Field, Quenington, GL7 5DL



3 Bedrooms



2 Bathrooms



1 Reception

This property sits towards the end of the cul-de-sac in this select development of only fourteen Cotswold stone built homes. The property nestles in the popular village of Quenington which is located midway between Cirencester and Fairford where there are a range of amenities and facilities.

The accommodation which is arranged over two floors is approached into a welcoming entrance hall where there are stairs to the first floor and a door to the cloakroom/utility room. The sitting room has an attractive stone fireplace, a window to the front and French doors leading to the rear garden. The kitchen/dining room has a range of units with integral appliances. There is a bay window to the side and a French door from the dining area leads to the garden.

At first floor level the landing leads to three well-proportioned bedrooms and family bathroom which has a white suite. The master bedroom has the added benefit of an en-suite shower room.

Outside the garden to the front is open plan is predominantly laid to lawn. There are two separate off-road parking spaces and the garage has been converted into a home office and has a door back into the garden. A pedestrian side gate leads into the rear garden that is well-enclosed offers a degree of privacy has been landscaped for ease of maintenance where there is a decked area a covered paved patio various shrub borders and a garden shed.

Amenities

The beautiful village of Quenington can be found on the banks of the gently flowing

River Coln as it winds its way through unspoilt countryside from Bibury to Fairford.

Important historic buildings include a medieval large dovecote above a gatehouse, and St Swithin's Church of England parish church, built mainly in the late 11th century and (despite partial Victorian restoration) listed in the highest





category of listed building, Grade I.

The village has a village hall, a pub and a pleasant village green.

Barnsley House Gardens, founded by Rosemary Verey, can be found a short distance away. R.A.F. Fairford is also within easy reach, with Fairford centre just two miles away.

Directions

From our office in Cirencester turn left into the Market Place, follow through into Dyer Street and proceed over the traffic lights onto London Road. At the roundabout go straight over, continue along the Burford Road and at the double roundabout follow straight over signposted Burford. Continue over the traffic lights and after a few miles turn right signposted Quenington. Follow through the Hamlet of Ready Token into Quenington. As you enter the village take the second turning on the right hand side into Painters Field where the property can be found on the left.

Services & Tenure

We believe the property is served by mains electricity, oil, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

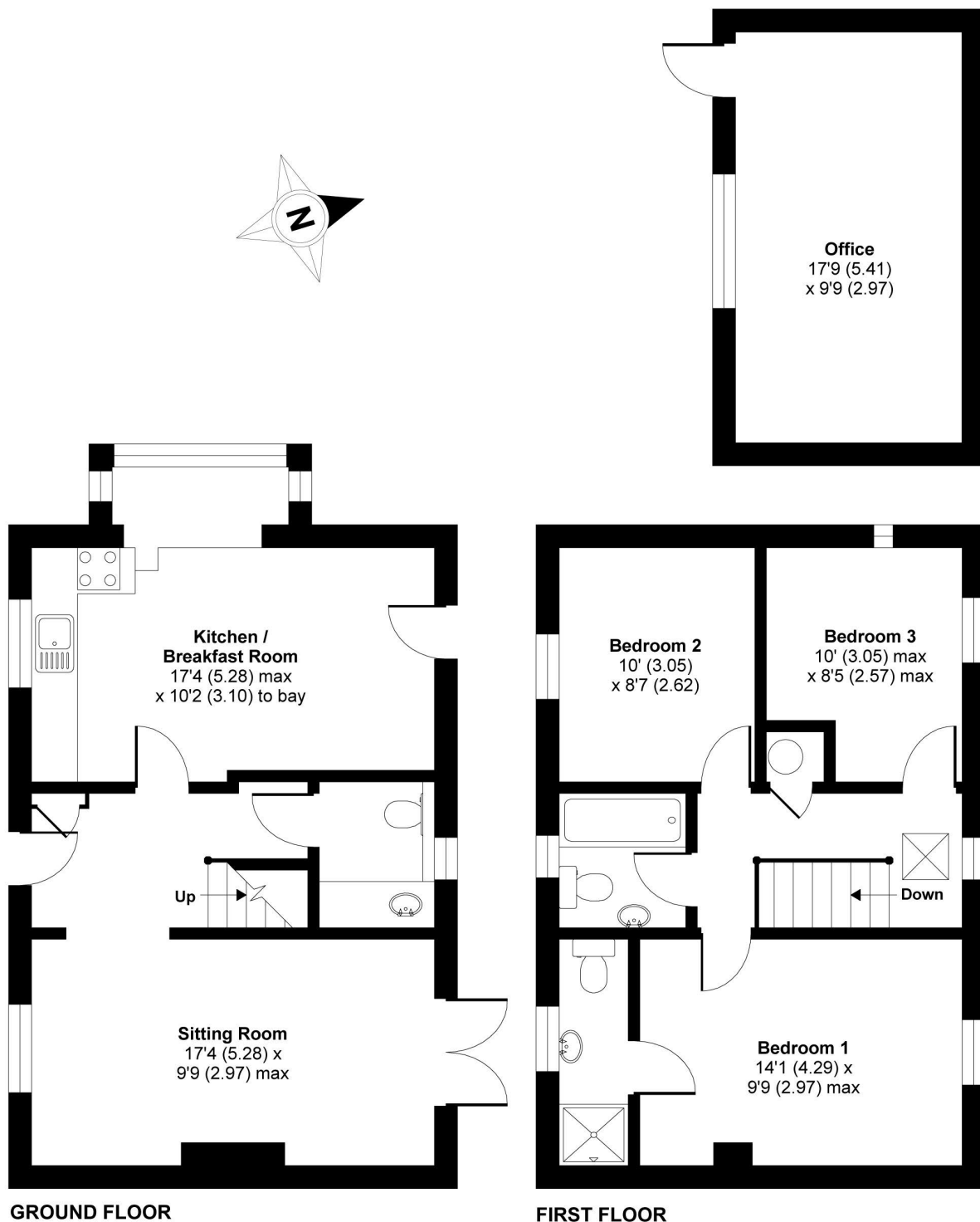
Cotswold District Council

Ref: CIR4125/MM/81026081



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APPROX. GROSS INTERNAL FLOOR AREA 966 SQ FT 89.7 SQ METRES (EXCLUDES OFFICE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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