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PROPERTY MADE PERSONAL



Netherton, Quenington, Cirencester, Gloucestershire, GL7 5DD

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

- Attractive Cotswold cottage
- Sitting room with inglenook fireplace
- Modern fitted kitchen/ dining/ family
- Cloakroom
- Carport
- Beautiful garden
- Driveway parking
- Village location

About the property

Beautifully presented throughout, this charming three-bedroom period cottage is located in the highly sought-after Cotswold village of Quenington, seamlessly blending character features with modern comforts to create a warm and inviting family home.

Upon entering, a welcoming hallway leads through to a cosy sitting room, complete with a log burner creating the perfect space to relax on winter evenings. To the rear of the property, the heart of the home is an impressive open-plan kitchen, dining and family room, flooded with natural light and ideal for both everyday living and entertaining. French doors open directly onto the enclosed rear garden, creating a wonderful connection between indoor and outdoor living. A practical utility/boot room and downstairs cloakroom complete the ground floor accommodation.

Upstairs, the property continues to impress with three

generously sized double bedrooms. The principal bedroom enjoys a charming feature fireplace alongside a stylish modern en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Outside, the property benefits from a private driveway with carport and off-road parking for up to four vehicles. A useful shed and wood store provide additional storage, while a side gate leads to the enclosed rear garden. Thoughtfully arranged for relaxation and entertaining alike, the garden features a raised patio area ideal for al fresco dining, with steps leading to a delightful orchard area.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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.



It has previously been suggested that the name Quenington could have meant "settlement on the Coln", the river which flows through the village, although the name 'Coln' is of unknown origin. Quenington is mentioned in the Domesday Book in relation to two mills at either end of the village, a water mill and a fulling mill, both now private residences.

Directions

From Cirencester proceed east on the A429/Burford Road for approximately 2 miles, turning left signposted to Barnsley and Bibury. Continue through Barnsley and Coln St Aldwyns, following signs for Quenington. On entering Quenington up the hill, take a left down Fowlers Hill and follow the road towards Netherton, where Hope Cottage will be found on the right-hand side.

What3Words /// surround.thumb.groomed

Services & Tenure

The tenure is freehold. Services to be confirmed.

Local Authority

Cotswold District Council

Council Tax Band D

Our reference

CIR/SM/CDH/28052026

We'd love to hear from you

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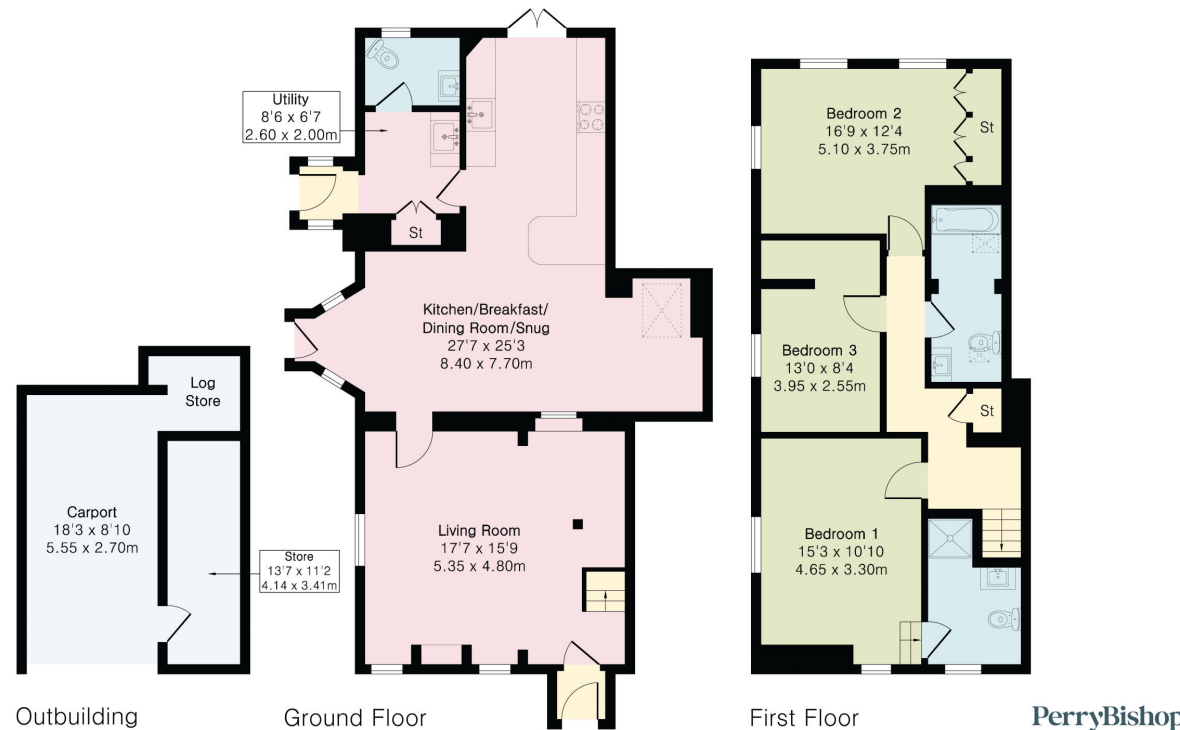


**Approximate Gross Internal Area 1558 sq ft - 145 sq m
(Including Outbuilding)**

Ground Floor Area 806 sq ft – 75 sq m

First Floor Area 678 sq ft – 63 sq m

Outbuilding Area 74 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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