



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

£1,950 Per Calendar Month

- Recently remodelled detached
- Ground floor bathroom
- Southerly rear garden
- No pets
- Sitting room and conservatory
- Kitchen with appliances
- Parking for 3-4 cars
- Dining room/bedroom three
- Two first floor bedrooms and shower room
- Professional single or couple preferred

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

A recently remodelled detached home situated in the pretty Cotswold village of Quenington, the larger centre of Fairford being a few miles to the south. The accommodation now offers an entrance hall, sitting room, conservatory, dining room/bedroom three, kitchen and a bathroom to the ground floor. Upstairs are two bedrooms and a shower room. Outside are southerly gardens and parking for 3-4 cars.

The landlord would prefer a single professional or couple.

EPC Rating- E. Council Tax Band- C. Heating type – Oil

Current Electric Provider- TBC. Current Gas Provider- None. Water Supplier- Thames Water

Length of Tenancy- 12 Months

Deposit- £2,250.00 (5 Weeks Rent)

Holding Fee- £450.00 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: C



### VERANDAH PORCH

Half obscure glazed entrance door with leaded lights and matching sidescreen.

### ENTRANCE HALL

Tiled flooring. Radiator. Small inner hallway with radiator and built in cupboard. Telephone point.

### SITTING ROOM

14'5" x 11'4"

Window to side. French doors and sidescreens to conservatory. Cotswold stone fireplace. Radiator. Television point.

### CONSERVATORY

11'6" x 9'0"

Of uPVC construction. French doors to garden. Radiator.

### DINING ROOM/BEDROOM THREE

12'11" x 8'11"

Windows to side and front. Radiator.

### KITCHEN

9'11" x 9'10"

Window to front. One and a half bowl single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall nad base units. Tiled splashbacks and flooring. Four ring Neff electric hob with extractor above. Built in Neff oven and microwave. Hotpoint washing machine. Bosch dishwasher. Hoover fridge freezer.

### BATHROOM

Obscure glazed window to side. Fully tiled walls and flooring. Suite comprising of a panelled bath with Mira shower above, vanity unit and low level WC. Ladder radiator.

### INNER HALL

Window to side. Staircase to first floor.

### LANDING

Built in cupboard.

### BEDROOM ONE

12'3" x 8'8"

Window to rear. Radiator.

### BEDROOM TWO

11'4" x 8'7"

Window to front. Radiator. Eaves cupboard.

### SHOWER ROOM

Velux window to side. Suite comprising of a shower cubicle, low level WC and wall mounted wash basin.

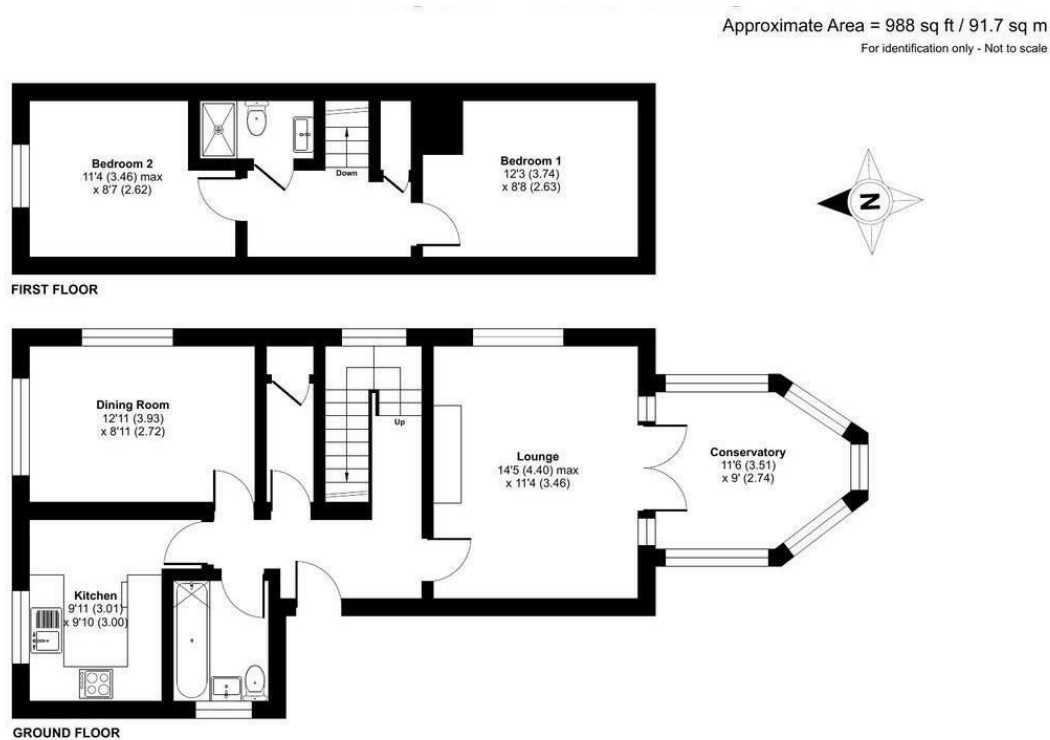
### OUTSIDE

To the front are gates and a driveway providing off road parking for 3-4 cars. A further gate and gravelled pathway lead to the entrance. Laid to lawn with borders.

The rear garden is enclosed and southerly facing. Laid to lawn with borders.

### QUENINGTON

Quenington is a Cotswold village on the River Coln, situated approximately three miles to the north of 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 listed in the highest category of listed building, Grade I. The village has a village hall, a pub and a village green. The place-name 'Quenington' is first attested in the Domesday Book of 1086, where it appears as Qvenintone. This is from the Old English 'Cwenenatun' meaning 'the women's town or settlement' (the word 'queen' has the same derivation). The Knights Hospitallier order had a preceptory which was all but demolished by the 1600s. The Gateway is the only part remaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Adam Clegg (Keller Williams). REF: 1277329



## Directions

From Fairford, proceed along Coronation Street. This leads to Quenington. Take the first right onto The Green and the property is then on the right.

## Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	50	67
EU Directive 2002/91/EC		
England & Wales		