



## 4 Lime Tree Cottages, Quenington, Gloucestershire, GL7 5BU

Asking Price £399,750

- A delightful end terrace extended cottage
- Open plan kitchen/dining room
- gardens to front and rear
- Overlooking The Green
- Two bedrooms
- Sitting room
- Bathroom

# 4 Lime Tree Cottages, Quenington, Gloucestershire, GL7 5BU

A delightful end terrace cottage overlooking The Green in the picturesque Cotswold village of Quenington, the larger centre of Fairford being a few miles drive to the south. The main accommodation offers an entrance porch, sitting room, open plan kitchen/dining room, two bedrooms and a bathroom. Outside are gardens to the front and rear.

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



## ENTRANCE PORCH

Half obscure glazed panelled entrance door. Windows to front and side. Stone tiled floor. Worcester boiler for domestic hot water and central heating. Half glazed door to sitting room.

## SITTING ROOM

16'5" x 11'10"

Window to front. Wooden flooring. Woodburner as fitted into a minster stone fireplace. Radiator. Television point. Understairs recess and cupboard. Staircase to first floor. Door to dining room.

## KITCHEN/DINING ROOM

20'7" x 16'5"

DINING AREA. Window to rear. Wooden flooring. Two radiators. Built in cupboard.

KITCHEN: Window to rear. Belfast sink with mixer tap above set into a granite worksurface. Further range of wall and base units. Granite effect floor tiling. Integrated Sharp dishwasher. Integrated Beko washing machine. Integrated fridge freezer. Four ring CDA electric hob with extractor hood above. Integrated CDA oven and convector oven.

## LANDING

Window to front. Radiator. Roof access.

## BEDROOM ONE

10'0" x 10'0"

Window to front with views over The Green. Radiator. Feature fireplace.

## BEDROOM TWO

10'10" x 10'0"

Window to rear. Radiator.

## BATHROOM

8'4" x 7'4"

Window to rear. Suite comprising of a panelled bath with shower above, low level WC and pedestal wash basin. Tiled walls. Ladder radiator.

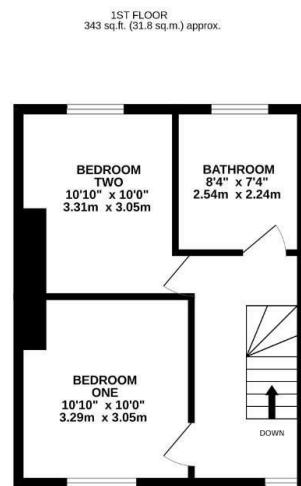
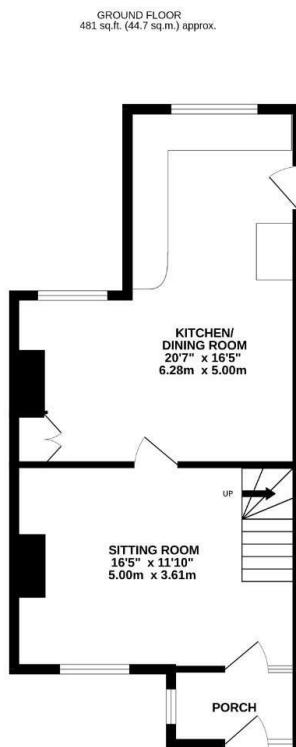
## OUTSIDE

To the front a pedestrian gate and pathway lead to the entrance. Laid to lawn and enclosed by a Cotswold stone wall, timber fence and hedgerow. Gravelled pathways and another continuing to the side via a pedestrian gate.

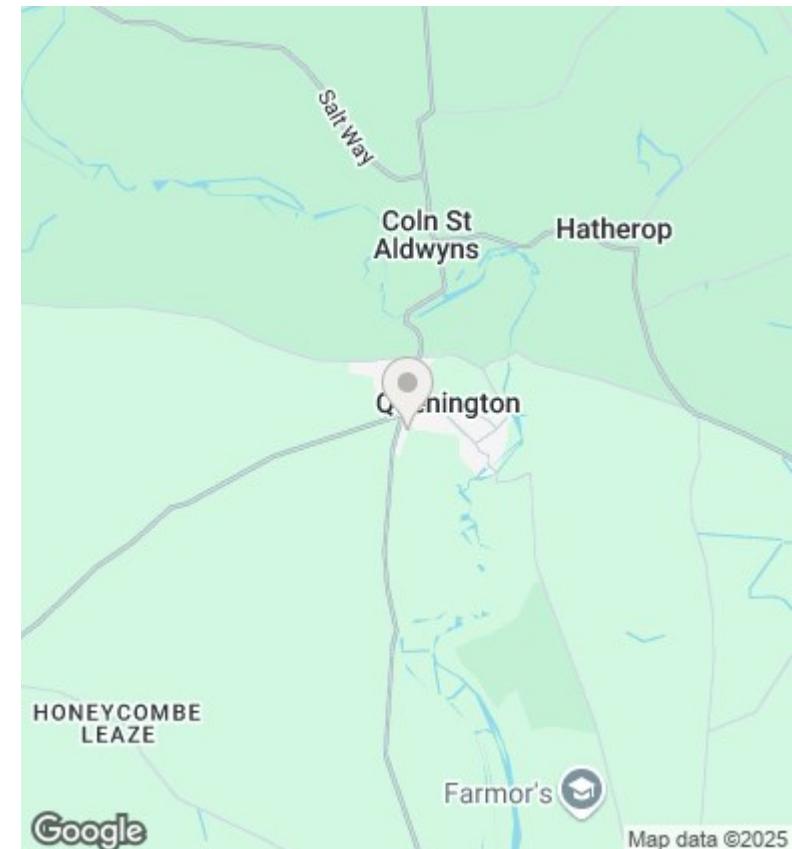
The rear garden is westerly facing and enclosed by timber fencing. Full width patio. Outside tap. Retaining wall and step to a red brick pathway. Laid to lawn with borders. Timber shed. Wood store. Trellis concealing the oil tank.

## 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.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of individual rooms and of the total floor area are approximate. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their availability or efficiency can be given.  
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## Directions

From the Marlborough Arms crossroad in Fairford, proceed to Quenington. As you enter the village along Fairford Road, go past the turning on the left towards Poulton and Lime Tree Cottages are then on the left.

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC