

Beechdown



Beechdown, Quenington, GL7 5BG

Entrance hall • Living Room • Sitting Room • Kitchen/Dining room
Study • Utility • 4 Bedrooms • 3 Bath/Shower rooms • Garden
Terrace • Private Driveway • Garage

A beautifully presented family house in one of the finest Cotswold villages

Location

Located in Spring Gardens, a peaceful cul-de-sac in the heart of Quenington, Beechdown is a superb family home. Quenington is arguably one of the finest villages in the Cotswolds, renowned for its stunning picturesque Cotswold stone houses. This quintessential English village, located on the River Coln, is home to a thriving community and amongst other accolades is host to the bi-annual Open Air Sculpture exhibition. The popular Keepers Arms gastro pub is the ideal place for a well-deserved tipple after a long country walk, and beautiful St Swithin's Church offers a glimpse of the village's history. The renowned New Inn is just a few minutes walk down the road in the village of Coln along with the village's handy village shop.

Known as the "Capital of the Cotswolds", nearby Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

Fairford, a couple of miles away, offers a wide range of facilities including a library, a stunning medieval church, a range of shops including a post office, doctor and dentist surgeries, a leisure centre, a choice of good restaurants and gastro pubs, and a weekly market on Wednesdays.

Burford, 10 miles away, offers various weekly

markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

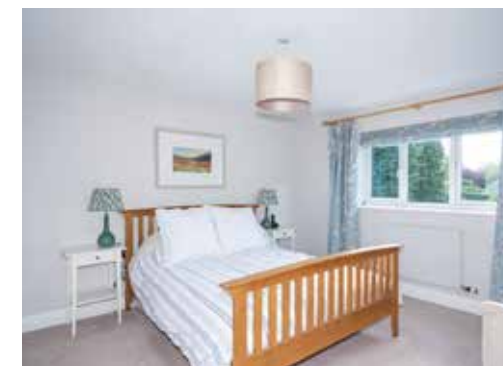
Cheltenham is a short drive west and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

A little further afield is Daylesford Organic Farm Shop set in enchanting grounds with a superb restaurant and deli to suit all tastes; and Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Hatherop COE Primary School, Farmor's, Hatherop Castle, Cheltenham and Oxford schools, St Hugh's and Pinewood, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Burford, Cirencester, Minchinhampton and Naunton; bridle paths are plentiful; cycling and water sports can be enjoyed at the Cotswold Water Park and the Bowmoor sailing club is nearby in Fairford.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.





General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Oil-fired central heating, partial electric underfloor heating and gas hob.

Postcode: GL7 5BG.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures & Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000.

Council Tax Band F, EPC rating D.



Description

Beechdown is a wonderful family home in the heart of the stunning quintessential Cotswold village of Quenington, superbly renovated and extended to create bright and light living spaces.

The ground floor living space has been carefully thought out to allow for open plan indoor/ outdoor living in the kitchen/ dining room and for quiet relaxation in the adjacent living and sitting rooms which interconnect, ideal when hosting dinner parties and entertaining family and friends. The living room with fireplace and wood burner is an elegant room and planning permission has been granted to extend the adjoining sitting room with French doors leading to the garden.

The kitchen is clearly the heart of the house with bi-folding doors leading to the garden and bespoke units provide ample storage and worktop space. The larder is an added bonus for the cooking enthusiast! Electric underfloor heating provides great warmth in the cooler months.

There is also a handy utility room off the entrance hall which doubles as a cloakroom.

The first floor has four bright and light bedrooms, two with en suite bathrooms, and a family

bathroom. All the rooms have been thoughtfully laid out to provide ample bespoke and discreet storage.

Outside, the garden is a haven of peace and tranquillity. Beautifully laid out, it is predominantly laid to lawn, interspersed with colourful herbaceous borders. The terrace overlooking the garden is a wonderful spot for al fresco dining and entertaining in the summer months.

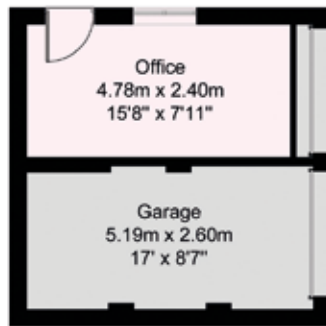
Externally one side of the double garages has been converted to create a home office with phone connection and electric heating, alongside the existing garage. Additional useful storage is above the garage. The driveway offers plenty of parking.

*Fairford 2 miles
Burford 10 miles
Cirencester 8 miles
Swindon 18 miles
(London Paddington 55 mins)
Cheltenham 23 miles
Oxford 29 miles
All distances are approximate*

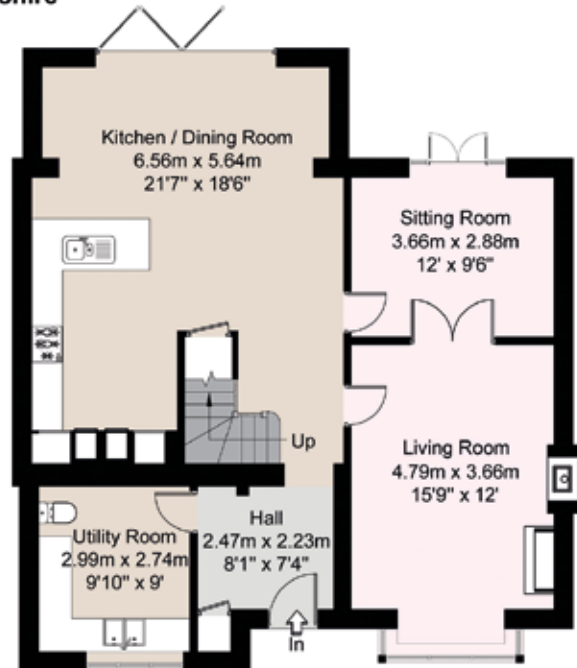


4 Spring Gardens, Quenington, Cirencester, Gloucestershire

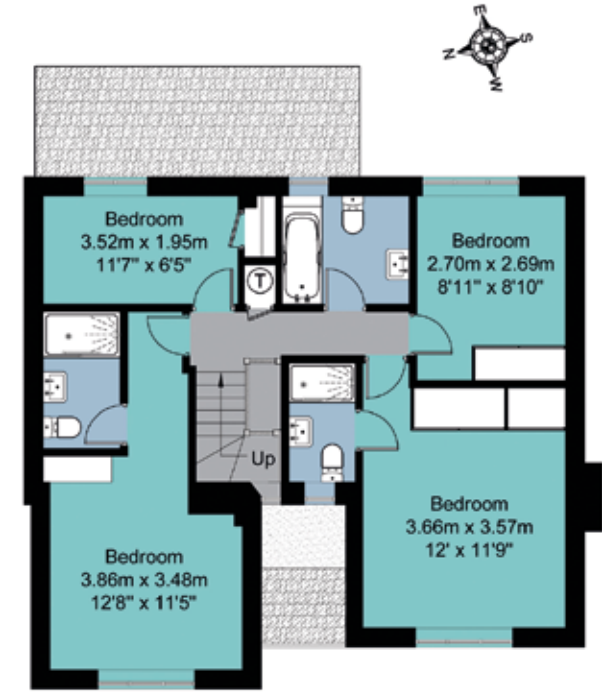
House Approximate IPMS2 Floor Area	158 sq metres / 1701 sq feet
Office	11 sq metres / 118 sq feet
Garage	13 sq metres / 140 sq feet
Total	182 sq metres / 1959 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

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07890 327 241
Job No SP1715

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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