

GADWALL HOUSE,
QUENINGTON, CIRENCESTER



GADWALL HOUSE, FOWLERS HILL, QUENINGTON, CIRENCESTER, GLOUCESTERSHIRE, GL7 5DB

AN EXCEPTIONAL VILLAGE HOME, PROVIDING STRIKING OPEN PLAN LIVING,
PRIVACY AND OUTSTANDING GROUNDS MEASURING 1.23 ACRES.

The property

An exceptional and unique Cotswold home located in a much-coveted village, set in 1.23 acres of beautifully landscaped grounds. This stylish modern house built using traditional Cotswold stone, underwent an extensive programme of renovation and extension in more recent years to create a striking contemporary residence flooded with natural light. Approached via a canopied entrance the main door opens into an exquisite reception hall, where a bespoke central staircase forms a remarkable first impression. The ground floor accommodation is particularly well designed, seamlessly flowing, offering open-plan living with the option to close off the drawing room if desired. A tiled floor is laid throughout most of the ground floor further enhancing the feeling of space. Forming a central hub to the house is a most striking kitchen/breakfast room with dining area, fitted with bespoke cabinets with hints of an art deco design, the kitchen is particularly well equipped boasting an electric Aga, integral coffee machine, an American style fridge freezer, double oven, warming

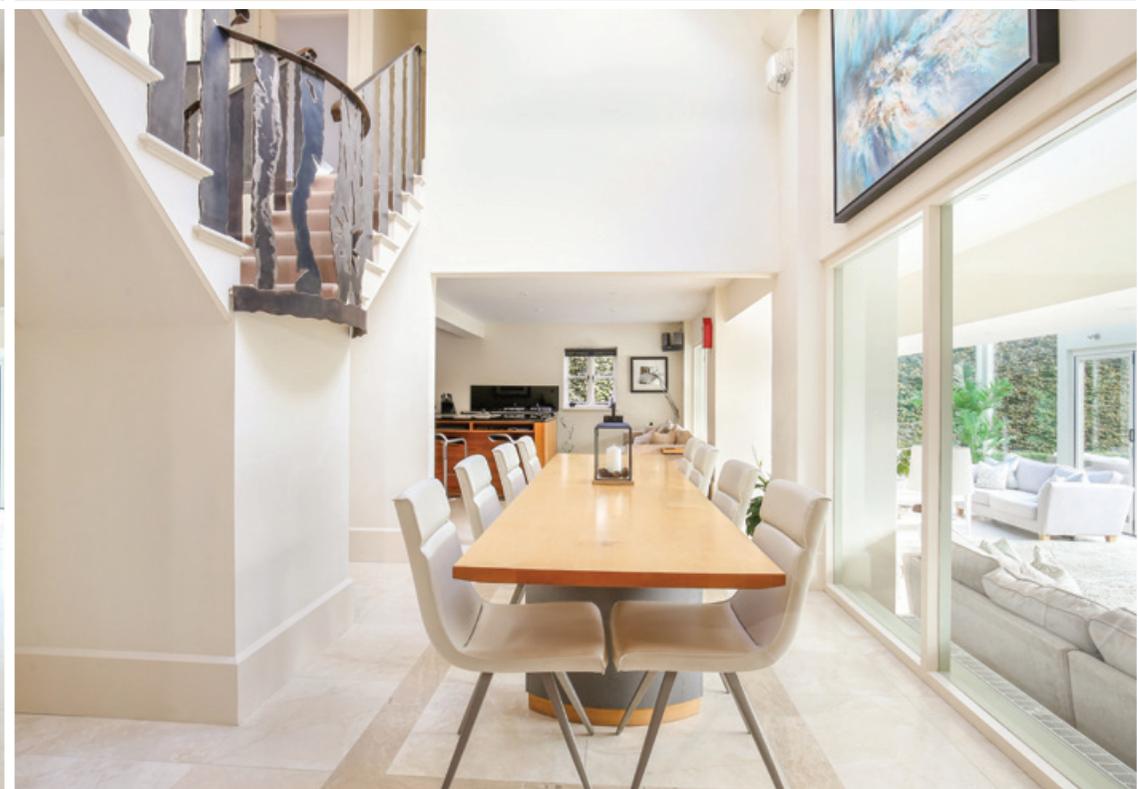
plate, hob and granite worktops. A step down from the kitchen breakfast room opens to the magnificent garden room which provides year-round enjoyment of the grounds with bi fold doors enabling the garden to become an extension of the living space. The formal drawing room is an equally beautiful room, enjoying a differing outlook across an enclosed area of garden. A large fireplace with stone surround and contemporary stove inset forms a warming focal point to the room whilst double doors open to the dining area, where a vaulted ceiling with part glazing yields yet another magnificent feature. A further reception room currently used as a gym offers versatility in use. A connecting door from the kitchen provides access to a large utility room which benefits from doors opening to both front and side of the property, a further door leads to the integral double garage. Positioned above the garage is a self-contained guest suite with a kitchenette and ensuite shower room, offering perfect accommodation for a relative or au pair.

ACCOMMODATION

Reception Hall • Drawing Room • Kitchen/Breakfast Room Opening to Dining Area • Garden Room • Study/Playroom • Cloakroom • Utility/Boot Room • Guest Suite with Kitchenette & Ensuite Shower Room • Main Bedroom with Ensuite Shower Room • A Further Four Bedrooms Bathroom • Shower Room

Rising from the reception hall, the branching design T shaped staircase provides access to all bedrooms. The main bedroom enjoys an outlook across the garden, is exceedingly generous in size with an abundance of bespoke built-in storage and is served by a luxurious ensuite shower room, fully tiled with a large walk-in shower enclosure and a sleek floating vanity unit. The remaining four bedrooms have use of a family bathroom with deep free-standing

bath and a contemporary shower room, both of which adopt a similar design and aesthetic to the ensuite shower room. Two bedrooms have an outlook across the landscaped grounds to open countryside beyond. Fitted with a built-in desk, storage and shelving, one of these is currently used as a home office. It must be noted that the property enjoys many unique architectural and artistic features and is immaculately presented.



Situation

The village of Quenington is situated in the attractive Coln Valley in an area of outstanding natural beauty and is a highly sought after village in the Cotswolds. The village boasts an excellent public house, The Keepers Arms, Church and Village Hall. Neighbouring villages of Coln St. Aldwyns and Hatherop provide further facilities including a shop, post office and two schools including Hatherop Castle. The local towns of Fairford and Lechlade have a good selection of shops, together with a doctor's surgery, cottage hospital, library and a selection of restaurants. Cirencester and Cheltenham provide more extensive shopping, leisure and educational facilities. Quenington enjoys excellent communications with easy access to both the M4 and M5 Motorways. Mainline Railway Stations at both Kemble and Swindon provide direct services to London Paddington (approx 80 and 60 minutes respectively).

WITHIN EASY REACH...

Kemble railway station 14 miles

Swindon railway station 18 miles

Cirencester 9 miles

Cheltenham 23 miles

Oxford 29.8 miles

All distances are approximate



A LARGE DECKED TERRACE
PROVIDES THE PERFECT SPOT FOR
ENTERTAINING AND ALFRESCO DINING



Outside

Gadwall House is approached through electric gates which open to large driveway, enclosed by Cotswold stone walling with pleached hedging above. The front of the property enjoys great privacy and plentiful parking for multiple vehicles. An integral double garage with an electric door offers further parking and outside storage. Set within grounds extending to 1.23 acres, the majority of garden extends to the rear of the house and enjoys a southerly aspect. Having been professionally landscaped the gardens offer enjoyment for everyone with two separate areas of formal garden appealing to the keen gardener and an extensive area of lawn offering plentiful space for children to play. A magical woodland section with meandering path offers yet a further contrast. Immediately adjoining the garden is a large decked terrace providing the perfect spot for entertaining and alfresco dining, mature flower borders with a variety of plants, tree, shrubs and topiary provide backdrop of interest and colour. A detached Cotswold stone outbuilding with light and power is positioned to the far corner of the plot granting excellent outside storage or further potential for independent works space subject to the relevant consents. External lighting further enhances key features within the garden. Backing onto farmland owned by the Hatherop Estate, the property and garden enjoys a rural outlook across adjoining fields and to open countryside beyond. Gadwall House also benefits from a right of way across the neighbouring property known as Stoneyfell to the five bar gate in the far corner of the garden.



OUTSIDE

**Gated Driveway • Integral
Double Garage • Cotswold
Stone Outbuilding • Landscaped
Gardens and Grounds • Views**

Total plot of 1.23 Acres

Useful Information

Tenure: Freehold.

Postcode: GL7 5DB

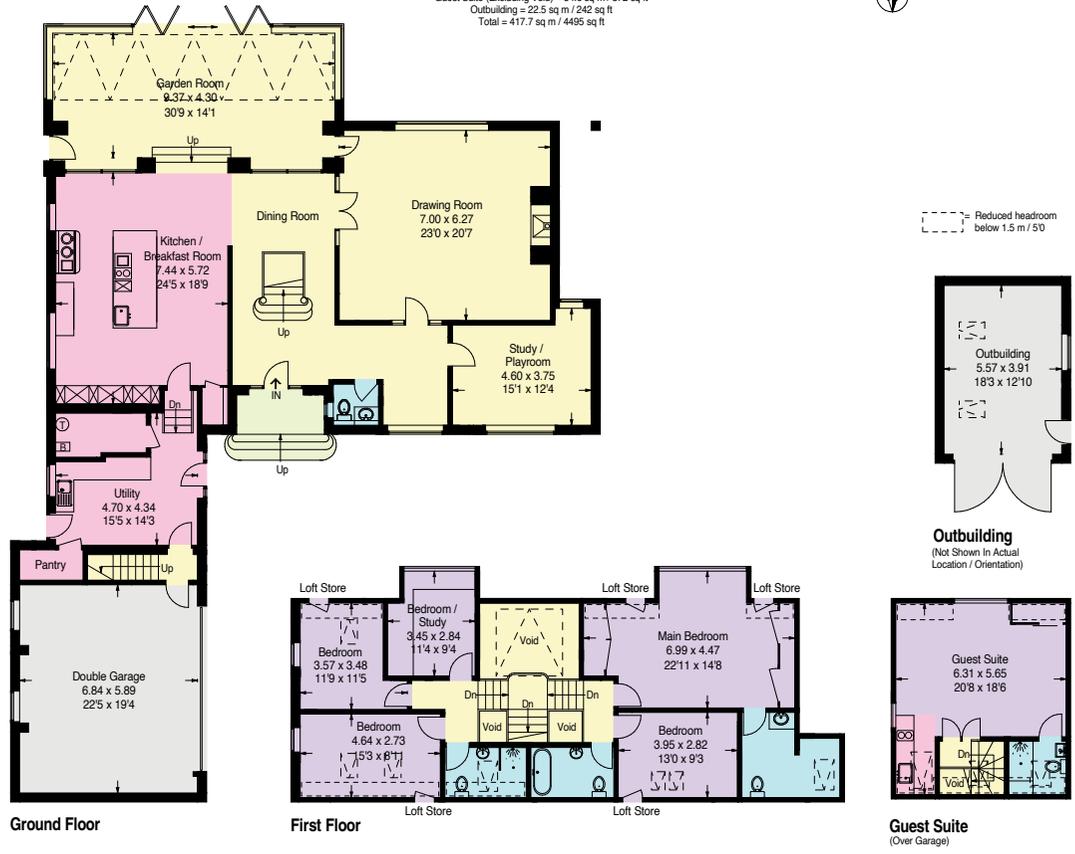
Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and 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. Council Tax Band H and EPC rating D.

Gadwall House

Approximate Gross Internal Area (Including Double Garage / Excluding Void) = 360.6 sq m / 3881 sq ft
 Guest Suite (Excluding Void) = 34.6 sq m / 372 sq ft
 Outbuilding = 22.5 sq m / 242 sq ft
 Total = 417.7 sq m / 4495 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	62 D
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.
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WHITAKER
 SEAGER
 ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.