

## Churn Close, South Cerney, Cirencester, Gloucestershire, GL7 6HX



- Substantial detached family home ● Four bedrooms ● Generous corner plot ● Spacious kitchen breakfast room
- Separate sitting room and dining room ● Versatile office/ground floor bedroom ● Family bathroom and separate shower room
- Mature gardens and sunny walled patio ● Garage and gated driveway parking ● Popular Cotswold village location
- Scope for modernisation and improvement ● EPC C

# Churn Close,

South Cerney, Cirencester, Gloucestershire, GL7 6HX

## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

Occupying a generous corner plot within the highly sought after Cotswold village of South Cerney, this substantial detached family home offers versatile and spacious accommodation, mature gardens, a garage and ample driveway parking. Having been extended and well maintained over the years, the property presents an excellent opportunity for a purchaser to modernise and personalise to their own taste.

The accommodation is arranged over two floors and provides flexible living space ideally suited to family life. The ground floor comprises an entrance hall, a generous kitchen/breakfast room, separate dining room, spacious sitting room and a versatile office which could equally serve as a ground floor bedroom, playroom or snug.

Upstairs, the property offers a large principal bedroom with a walk-in wardrobe, which offers potential to be converted into an en-suite. There are three further well proportioned bedrooms, serviced by a family bathroom and separate shower room.

Externally, the property occupies a sizeable enclosed plot positioned on the corner of Churn Close and Meadow Way. A gated driveway provides ample off street parking and leads to a single garage. Extensive lawned gardens wrap around the front and side of the property, while a sheltered walled patio creates a private and sunny seating area, opening onto a further lawned garden to the rear.

Offering excellent potential, generous living space and a prime village setting, this is a wonderful opportunity to create a superb family home in one of the Cotswolds' most desirable communities.

NB. There was historic subsidence to just the garage, dating back to 2007. Works done at the time to rectify.

## Amenities

South Cerney is a popular village in the heart of the Cotswold Water Park. This area has become increasingly popular due to the large range of leisure activities that are on offer. It is a thriving community with many organisations including football, cricket, tennis and bowling.

The village has a range of local amenities including All Hallows Church, a community centre, village hall, Co-op & One Stop stores, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy, dental surgery and a hairdressers.

There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses, bus service to Swindon, Cirencester and Cheltenham; Kemble mainline railway station is just a few miles away providing a service to London Paddington. The M4 and M5 are also easily accessible via the A419.

## 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.

## Directions

From our Cirencester office head towards Swindon A419 passing the Tesco Kings Meadow store and at the next roundabout turn right back upon yourselves and take the first turning on the left hand side at the former Preston toll bar junction to South Cerney. Continue along this road into South Cerney, as you enter the village proceed over the bridge and then turn right in to Meadow Way and Churn Close is the first on the right hand side.

What 3 Words

**dimension.drum.threaded**

## Services & Tenure

Tenure - Freehold

Electricity - To be confirmed

Water – To be confirmed

Sewerage - To be confirmed

Heating – To be confirmed

## Local Authority

Cotswold District Council

Council tax Band - E

## Our reference

CIR070255

23rd June 2026

## We'd love to hear from you

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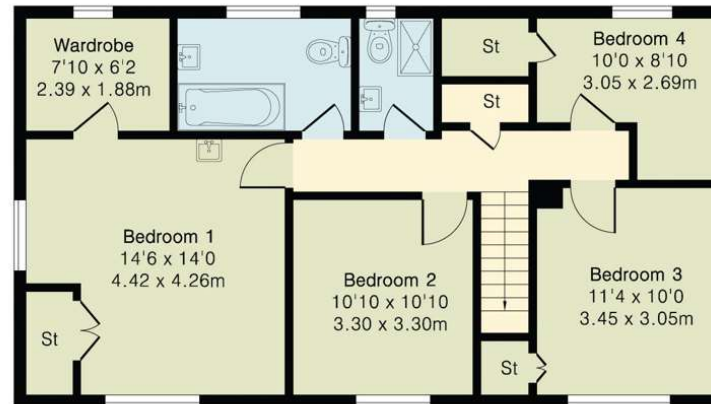


**Approximate Gross Internal Area 1696 sq ft - 158 sq m  
(Including Garage)**

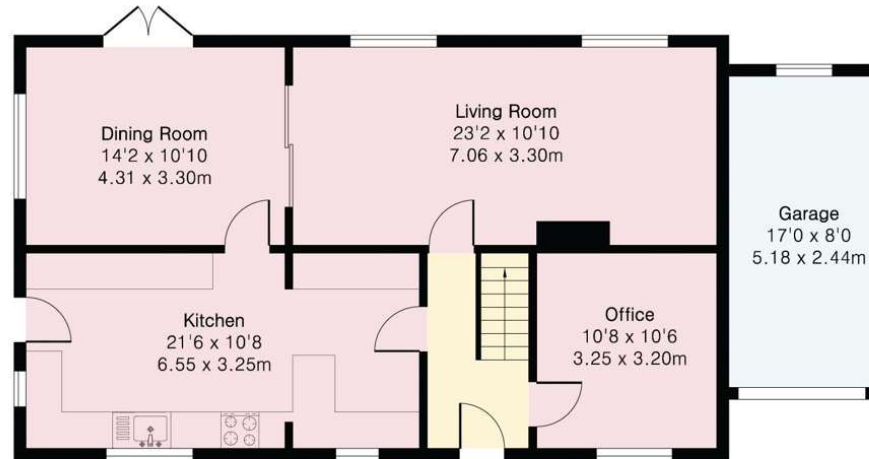
Ground Floor Area 804 sq ft – 75 sq m

First Floor Area 762 sq ft – 71 sq m

Garage Area 130 sq ft – 12 sq m



First Floor



Ground Floor

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