

## The Apiary, Woodmancote, Cirencester, Gloucestershire, GL7 7EJ



Substantial link detached bungalow • Four bedrooms • Sitting dining room • Dual aspect kitchen  
breakfast room • Bathroom & Shower room • Large southerly facing private garden • Popular  
Cotswold village location • No onward chain • EPC TBC

# The Apiary,

Woodmancote, Cirencester, Gloucestershire, GL7 7EJ

## Key Features



4  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Offered for sale with no onward chain and situated set on the edge of the ever popular Cotswold village of Woodmancote is this substantial four bedroom family bungalow, benefitting from ample off street parking, garage and a large southerly facing rear garden.

The single storey and flexible accommodation is well presented and comprises entrance hall, kitchen opening in to a spacious dual aspect sitting dining room, back off the hall a corridor leads to a utility room and the four bedrooms which are serviced by a bathroom and separate shower room.

Outside, to the front is a low maintenance driveway providing ample off street parking and path leading to the front door. The garage sit to the side of the house. Gated side access leads to the southerly facing rear garden, which is mainly laid to lawn and patio and decked areas and garden shed.

## Amenities

Woodmancote is a village accessed from the A435 and with M4/M5 links close by. Although rural, the village is ideally located between the major towns of Cirencester and Cheltenham where many amenities and facilities can be reached by car. There is a public house and primary school in the nearby village of North Cerney and an Independent School from Pre-prep to Sixth Form at Rendcomb College. There is a post office/shop in the neighbouring village of Rendcomb and a petrol station/shop in the nearby village of Colesbourne. The location offers several countryside walks/bike rides to enjoy close by.

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly

market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

## Directions

From our office, leave Cirencester on the A435 heading towards Cheltenham. At North Cerney, just past the Bathurst Arms turn left, signed Woodmancote. Follow this road into Woodmancote and, as the road forks, bear to the right. Take the next left turning on to Quarry Cottages, continue to the end of the road and the property can be found on the left hand side.

What 3 Words: [///suitcase.economics.learn](#)

## Services & Tenure

The tenure is Freehold. Mains water and electricity, oil, and a septic tank are connected.

## Local Authority

Cotswold District Council

Council Tax Band: D

## Our reference

CIR/SW/RN/04102024

## We'd love to hear from you

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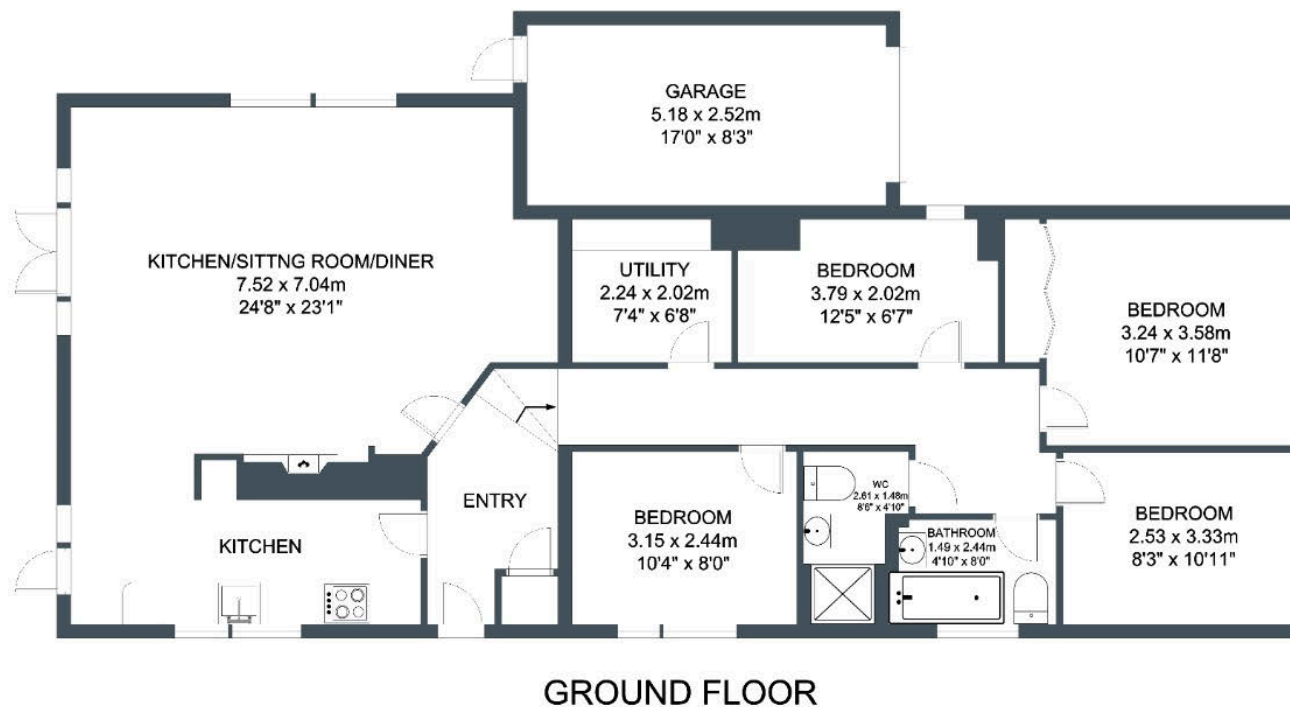








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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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