

## Meadow Way, South Cerney, Cirencester, Gloucestershire, GL7 6HY



Greatly extended detached chalet style bungalow • Sitting in a most generous garden • Three bedrooms, one with en-suite • Additional family bathroom • Sitting room, dining room • Sunroom overlooking garden • Kitchen and utility room • Garage and driveway parking • EPC E

# Meadow Way,

South Cerney, Cirencester, Gloucestershire, GL7 6HY

## Key Features



3  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

A greatly extended three-bedroom detached bungalow sitting in a generous-sized plot. This delightful bungalow is well-placed to be close to all of what South Cerney has to offer with its extensive amenities and facilities.

The well-proportioned accommodation briefly comprises of an entrance hall where there are double doors leading into the dining room. This flows through into the sitting room which in turn leads into the conservatory, where you can sit, relax, and overlook the garden. There is a fitted kitchen with a range of wall and base units with working surfaces over which leads into the utility room where there is a door to the garden.

There are two bedrooms to the ground floor, one having the added benefit of an en-suite shower room, and there is the main family shower room. A door from the hallway leads into a study area/dressing room where there are stairs leading to the first floor. Here there is the guest bedroom with the en-suite cloakroom. A doorway leads into what was the attic space which could be converted into an additional room for a variety of purposes as desired.

Outside, a paved driveway provides parking and leads to the attached single garage. The rear garden is generous in its proportion and is well enclosed, enjoying a good degree of privacy. It is predominantly laid to lawn with flower/shrub borders and a choice of patios and decked areas, offering a choice of places to sit, relax, and entertain. There is a variety of outside sheds.

## 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, general store and a brand-new Co-op, Indian restaurant/takeaway, fish and chip

shop, a GP surgery, a pharmacy, vets and a dental surgery.

There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses all of which offer meals, there is also a good 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.

## 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.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: D

## Our reference

CIR/JC/RN/08042024

## We'd love to hear from you

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## *what the owner said*

"My wives family have always lived in this area of the Cotswolds and love it. Since her passing my two sons have moved to Wales. As I am now 92 it makes sense to move nearer to them."









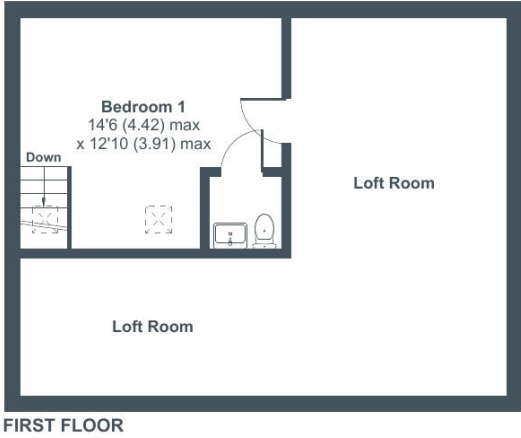
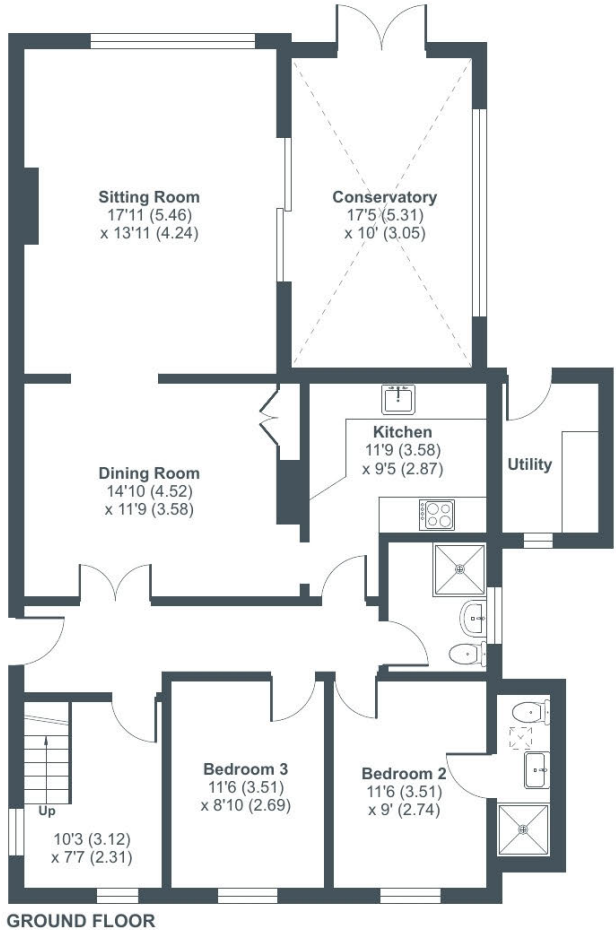






# Meadow Way, South Cerney, Cirencester

Approximate Area = 1771 sq ft / 164.5 sq m  
Outbuilding = 44 sq ft / 4 sq m  
Total = 1815 sq ft / 168.5 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1108063



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