


Cricklade Road, South Cerney, Cirencester, Gloucestershire, GL7 5QE




Beautiful barn conversion on the edge of Cirencester • Three double bedrooms • Impressive kitchen/family room with bi-fold doors • 35' sitting room with French doors • Two en-suites & utility room • Ample driveway parking • Lovely landscaped garden • EPC C

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Key Features



3
Bedrooms



4
Bathrooms



2
Receptions

About the property

1 Fosse Barn is the most beautifully appointed and attractive family home forming part of this stunning barn development. Offering over 2800sqft of living space. and enjoying a wonderful setting mid way between the market town of Cirencester and South Cerney.

The property has been tastefully improved and offers a lovely contemporary lifestyle way of living over 3 floors. The lower ground floor having the option to become a self-contained annexe as enquired or to enjoy as a striking 35ft living/dining room.

The accommodation briefly comprises of an open entrance hall with stairs to the first floor with cupboard under. The hallway opens up into a beautifully appointed kitchen family room with a range of wall and base units with working surfaces over, built integral appliances with ample of space for a table. Bi-fold door leads out into the garden. Stairs also lead to the lower ground floor. From the main hallway area, a door leads to the ground floor bedroom with the added benefit of an en-suite shower room.

The lower ground floor has a wonderful 35ft living area offers a wonderful place to relax or entertain. Double French doors leading out to a tiered seating area to take in the morning sun. The lower ground floor is complete with a utility room and family bathroom with ample storage facilities benefitting from direct access from the front of the property.

NB: There are multiple pumping systems in places for the adjoining three properties that protect the lower ground floor.

At the first floor level the hallway leads to two well-proportion double bedrooms which enjoy lovely views over the farm land. The principal bedroom has the added benefit of an ensuite shower room. There's also a family bathroom at this level which has a separate shower cubicle

Outside the property enjoys generous gravel parking for several vehicles. The gardens are beautifully landscaped and a pathway leads round to the rear garden which is well enclosed and has a good degree of privacy. It is predominantly laid to patio and artificial lawn offering a wonderful place to enjoy.

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.

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, a post office, 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. Transport links to the M4 and M5 are easily accessible via the A419.

Directions

From our office in Cirencester head towards Swindon along the A429. At the roundabout take your second exit towards Swindon on the A419 Cirencester Road. Continue over the first roundabout. At the next roundabout take the second exit continuing along Cirencester Road towards South Cerney. Continue on this road past Butts Farm and the property can be found on the right hand side, slightly set back from the road.

What3Words /// woof.majoring.fans

Services & Tenure

The tenure is freehold.

Mains electricity, water, and gas are understood to be connected. The property has a septic tank.

Local Authority

Cotswold District Council.

Council Tax Band E.

Our reference

CIR/CM/CDH/31072025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

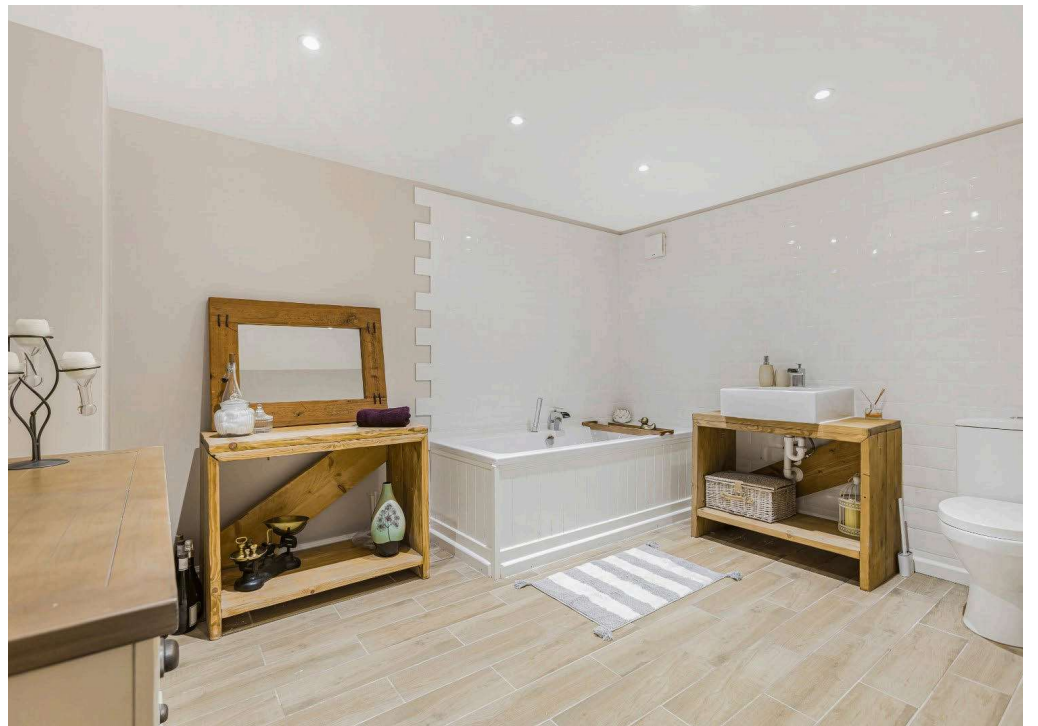
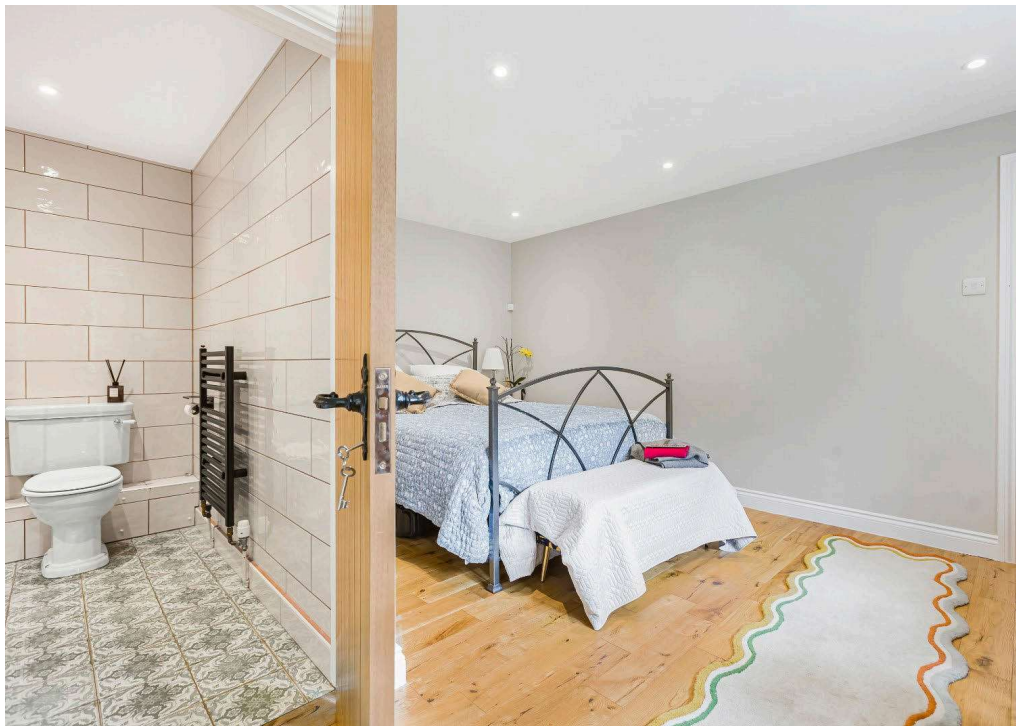
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what the owner said

We've absolutely loved living here! The house has a wonderful, airy feel with tons of space and the garden is a total sun trap. Great for entertaining but also for a cosy night in front of the TV. Being so close to the lakes is fantastic for long dog walks, paddle boarding or coffee with a view. South Cerney Village has everything you need a couple of great pubs, a lovely brunch spot as well as the famous annual duck race! Cirencester is a few minutes away and has a great weekend market and plenty of shops and eateries. Proximity to the A419 & M4 makes getting over to Cheltenham and Swindon super convenient. Plus Kemble train station means you can be in London in just under an hour!







Approximate Gross Internal Area 2967 sq ft - 275 sq m

Lower Ground Floor Area 1593 sq ft - 148 sq m

Ground Floor Area 820 sq ft - 76 sq m

First Floor Area 554 sq ft - 51 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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Gloucestershire • Oxfordshire • Wiltshire

