

The Leaze, South Cerney, Gloucestershire, GL7 5UL



Beautiful extended family home in popular village • Three bedrooms • Wonderful kitchen/family room leading into garden • Separate dining room and conservatory • En-suite to principal bedroom • Ample driveway parking • Generous garden with summer house • EPC C

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A greatly extended and attractive three-bedroom semi-detached family home offering a lovely contemporary lifestyle way of living. Nestling in the ever-popular village of South Cerney, the property is well placed, close to a wide range of amenities, facilities, and some glorious countryside walks.

This delightful home offers flexible accommodation over two floors. It is approached into an entrance hall where there are stairs to the first floor. The dining room is to the right and is generous in its proportion and has ample room for a sizeable dining room table. French doors lead out into the conservatory where you can sit, relax, and overlook the garden. The kitchen is well appointed with a generous range of wall and base units with working surfaces over and a range of built-in appliances. The kitchen area flows through into the family sitting room. This is a wonderful room to relax and enjoy. There is a fitted woodburner and french doors that lead out into the garden. From the kitchen area, a door leads to an inner hallway where there is a further door into the garden and access into the utility room/cloakroom.

At first floor level, the landing leads to three bedrooms and the main family bathroom which has a separate shower over the bath, wash hand basin set in a vanity unit, and a WC. The principal bedroom has the added benefit of an en-suite shower room with a walk-in shower.

Outside, there is ample paved driveway parking to the front for several vehicles. There is access to the rear garden which is well enclosed and predominantly laid to lawn with flower/shrub borders and a generous patio offering a place to relax or have friends or family around to entertain. If you work from home, there is a wonderful home office in the garden which could be used as a snug area or for the al fresco entertainment.

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.

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 in Cirencester head towards Swindon on the A419 and take a turning on the right signposted South Cerney. Continue on this road into South Cerney for approximately 1.8 miles. At the junction turn right onto the High Street and then left onto Broadway Lane. Turn right into The Leaze where the property can be found on your left hand side.

What 3 Words: [///barbarian.hoaxes.letter](https://www.what3words.com/#!/barbarian.hoaxes.letter)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/RN/19082024

We'd love to hear from you

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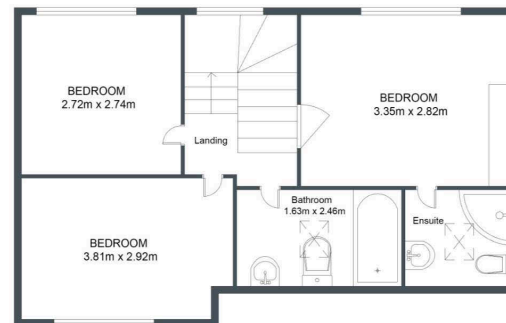








Ground Floor



First Floor

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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.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

