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PROPERTY MADE PERSONAL



Ham Lane South Cerney, Cirencester, Gloucestershire, GL7 5UF

<Property.PriceNoQualifier>

Ham Lane

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Key Features



5
Bedrooms



4
Bathrooms



2
Receptions

- Striking modern barn style detached family home.
- Living space with vaulted ceiling and exposed beams
- Modern fitted kitchen
- External home office
- Westerly facing landscaped rear garden
- Double garage with potential to convert into ancillary accommodation STPP
- NO ONWARD CHAIN

About the property

Offered for sale with no onward chain is Oakham House, a stunning individually designed family detached home, nestling in a tucked away position at the end of this select lane. This beautiful home has been well designed and constructed, to a very high specification and standard, offering a wonderful contemporary lifestyle. Sitting in the highly regarded village of South Cerney, the property is well placed for ease of access to the local amenities, facilities and some glorious countryside walks.

The beautifully appointed accommodation briefly comprises a most welcoming entrance hallway where there are turning stairs made of oak leading to the first floor, a cloak cupboard and a door leading to the downstairs shower room. The kitchen has been beautifully appointed with a generous range of base units with working surfaces over and integral appliances. This leads through into the dining area where there is ample room for a table. The dining room flows into the real hub of the property, the magnificent sitting room. This wonderful room is generous in its proportions, has a vaulted ceiling with exposed beams, a fitted wood burner, a picture window and bi-fold doors leading out into the garden. From the kitchen, there is a door to the utility room where there is access to the garden.

On the ground floor, there are three bedrooms with the principal bedroom having a walk-in wardrobe, French doors leading out into the garden and an en-suite shower room. Flagstone flooring covers the majority of the ground floor, completed with underfloor heating.

At first floor level, the landing with its glazed banister leads to two further bedrooms with one having the benefit of a walk-in wardrobe and an en-suite shower room. The main bathroom has a bath with a shower over, his and her basins, and WC.

Outside, the property is approached via a sweeping driveway which provides ample parking and leads to a detached double garage with twin opening doors. There is a very useful room above the garage which could be converted into an Airbnb or annexe, subject to the relevant permissions. Also to the front there is a home office with bi-fold doors, power and light. The rear garden is well enclosed and enjoys a good degree of privacy, it is predominantly laid to lawn. There is a lovely patio area offering a place to sit, relax or entertain and a decked area which is partially covered offering a tranquil place for family gatherings.

The property really does offer everything you would expect and more, and comes with many high end and bespoke fittings.

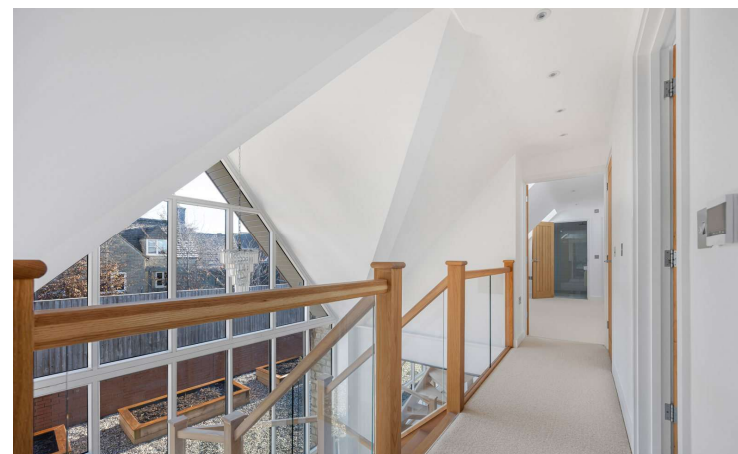
Amenities

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, a hairdressers, and a good pub within walking distance of this property.

There is Anne Edwards, the local village 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. The No. 51 bus offers a service into Cirencester/Cheltenham and Swindon with the Bus Stop easily accessible, just around the corner on Station Road.

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. Follow this road into the village. In the centre of the village (junction with Clarks Hay, Station Road and High Street) by the war memorial junction bear right and go straight across into Ham Lane. The property can be found on the right hand side just before the pedestrian section of the lane starts.

What3Words /// later.honey.attending

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply via a pumping station
Heating - An air source heat pump
There is a mains gas supply to the house, but no appliances are connected to it.

Local Authority

Cotswold District Council
Council tax Band - F

Our reference

CIR240394
24th November 2025
We'd love to hear from you
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what the owner said

These are some of the many reasons why I love Oakham House and the village of South Cerney. The house is individually designed, large, bright and spacious built from local Cotswold stone, with a beautiful oak framed lounge and dining room, bright double height entrance hall surrounded by an extensive garden, great for family, friends and entertaining. Set in the heart of the village, shops, pubs, GPs, Dentist and primary school are all within short, level walking distances. The village has some beautiful lakeside and countryside walks, with bistros and water sports.







**Approximate Gross Internal Area 2195 sq ft - 204 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1562 sq ft – 145 sq m
 First Floor Area 633 sq ft – 59 sq m
 Garage Ground Floor Area 438 sq ft – 41 sq m
 Garage First Floor Area 385 sq ft – 36 sq m
 Outbuilding Area 66 sq ft – 6 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. **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.

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