

South Cerney, Gloucestershire, GL7 5TZ



Detached home in idyllic setting • Three bedrooms • 25' sitting dining room • Kitchen breakfast room • Two bathrooms • Private garden with summer house • Outbuilding • Garage & driveway parking • EPC D

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Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Located in a quiet cul-de-sac setting, within walking distance of the local facilities in this sought after Cotswold village, is this wonderful three bedroom detached chalet style home.

Approached into a porch with hallway off, there is a spacious downstairs bedroom and a modern bathroom with a separate shower cubicle. A modern kitchen breakfast room overlooks and opens in to the garden and lastly a generous 25' long sitting dining room with a large bay window again overlooks the garden. Upstairs there is a light and airy landing leading to two double bedrooms with ample storage, the principal bedroom benefits from a dressing area and en-suite shower room.

Externally the property has driveway parking to the front leading to a single garage. A side gate leads to the enclosed rear garden which has been beautifully landscaped and is mainly laid to lawn with mature borders, a summer house and patios for dining. In addition there is a useful workshop which has a cloakroom and a utility area, the adjoining space could be utilise as spacious home office.

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.

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 office in Cirencester head towards Swindon on the A419 and use the Siddington roundabout to make a U turn and take the left hand turning into South Cerney. Continue on this road into South Cerney follow towards the centre of the village and before the bridge turn right into School Lane. Proceed toward the end, bear left over the bridge and

through the five bar gate where the property can be found on the left.

What 3 words : download.jumbo.visa

Services & Tenure

The tenure is Freehold

SERVICES TBA

Local Authority

Cotswold District Council

Council Tax Band : D

Our reference

CIR/SW/JK/27032025

We'd love to hear from you

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what the owner said

Little Barclay has been a perfect home for my mum for the last six years. Situated in a thriving village with all essential amenities (shop/chemist/café/doctor/hairedresser/pubs/community hub) yet situated in an incredibly peaceful cul-de-sac.

The house is always filled with light. The previous owners to Mum did lots of work to modernise it and so it is very easy to manage. The garden is pretty and private and wraps around the house. There is a summer house which Mum spends a lot of time in and also an electric awning onto the patio for very warm days.

The house allows for flexible living, with a downstairs bathroom and bedroom having proved incredibly useful recently when Mum broke her hip.

Mum's neighbours are very friendly.

South Cerney is brilliantly situated close to the lakes, with lots of walking and water-sports as well as being a short drive to Cirencester. It is a sociable village in which my mum, and previously both my parents, have lived happily for 45 years.







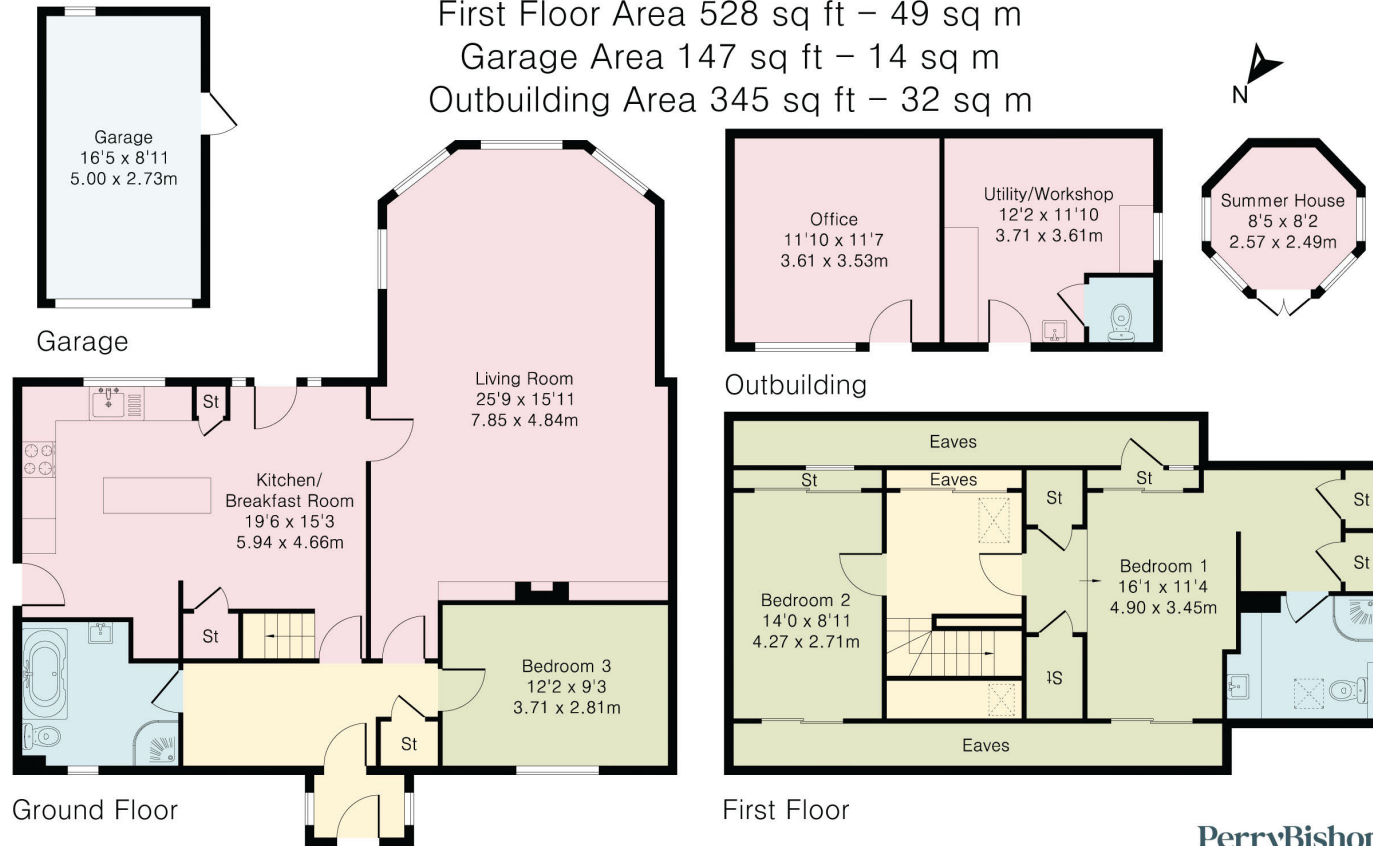
Approximate Gross Internal Area 2066 sq ft - 192 sq m

Ground Floor Area 1046 sq ft – 97 sq m

First Floor Area 528 sq ft – 49 sq m

Garage Area 147 sq ft – 14 sq m

Outbuilding Area 345 sq ft – 32 sq m



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PROPERTY MADE PERSONAL

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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.

