

Robert Franklin Way, South Cerney, Cirencester, Gloucestershire GL7 5UD



Extended detached family home • Five bedrooms • Two bathrooms • Kitchen/breakfast room •
Separate sitting and dining rooms • Garden room and study • Ample off street parking •
Secluded westerly facing rear garden • EPC D

Robert Franklin Way,

South Cerney, Cirencester, Gloucestershire GL7 5UD

Key Features



5
Bedrooms



2
Bathrooms



3
Receptions

About the property

Situated on a secluded plot within Robert Franklin Way, a sought after residential street in the ever popular village of South Cerney, which is well served by a wide range of amenities and facilities, is this significantly extended five bedroom detached family home further benefiting from ample off street parking and a westerly facing rear garden.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, study, cloakroom, utility room, kitchen breakfast room, sitting room, dining room opening out to a garden room conservatory with an insulated roof and underflooring heating. The first floor offers the five bedrooms, with the principal bedroom boasting an en suite shower room, while the other bedrooms are serviced by a separate family bathroom.

Outside, the property is approached via a driveway providing ample parking. Gated side access leads to a generous side return currently housing two garden sheds, one of which has been used as a home office. The rear garden is well enclosed and offers a good degree of privacy. The garden is currently divided into two sections with main area laid to lawn and patio with flower bed borders and a maple tree, passing through a rose arbour to a quiet seating section complete with greenhouse.

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 and a hairdressers.

There is a 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.

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, bear right into Castle Street. At the end of the road, turn left into Sheep Street. Bear to the right. Go across the mini roundabout to the main roundabout, turning left onto the Ring Road. Follow over the next roundabout and at the following roundabout, turn right signposted Swindon and after a short distance, turn right at the Preston Toll Bar signposted South Cerney. Follow this road into South Cerney all the way through to the war memorial junction and turn left onto Station Road. Take the second left hand turn into Robert Franklin Way.

What3Words: ///throwaway.soup.roost

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band E

Our reference

CIR/SW/KF/06052025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



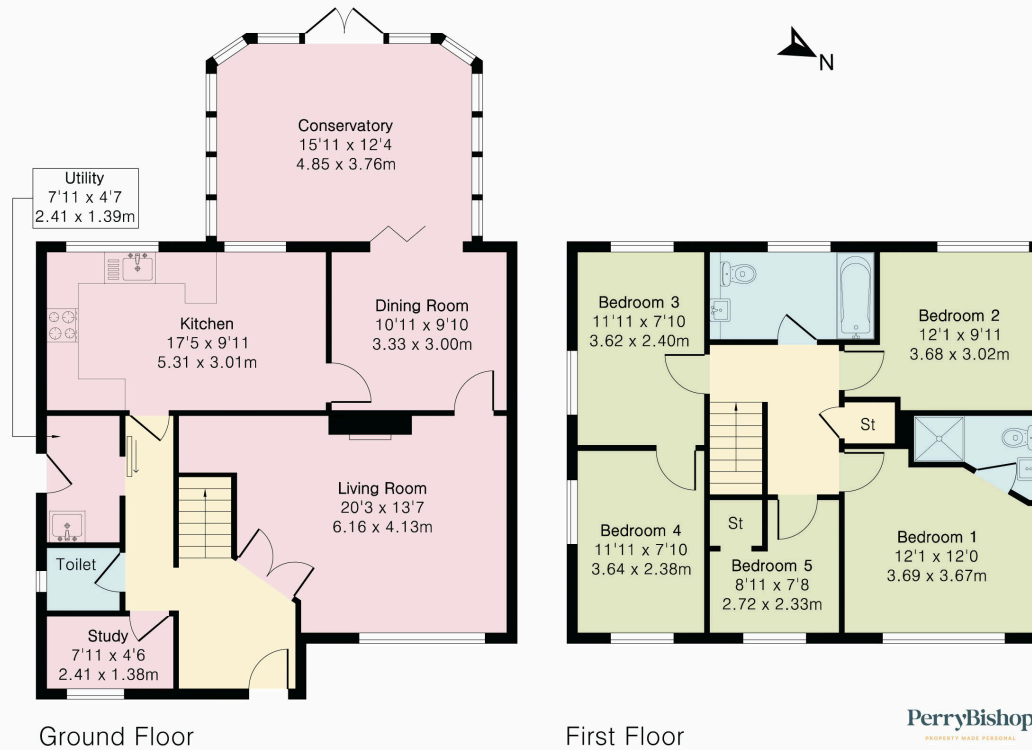




Approximate Gross Internal Area 1620 sq ft - 150 sq m

Ground Floor Area 939 sq ft – 87 sq m

First Floor Area 681 sq ft – 63 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.

Gloucestershire • Oxfordshire • Wiltshire

