

High Street, South Cerney, Cirencester, GL7 5UR



Semi-detached family home • Three bedrooms • Separate sitting and dining room • Modern fitted kitchen • Family bathroom & ground floor shower room • Off street parking • Private and secluded rear garden • Popular village location • EPC D

High Street,

South Cerney, Cirencester, GL7 5UR

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Situated in the popular and well amenitied village of South Cerney is this well presented three bedroom 1930's semi-detached family home, benefitting from off street parking and a private and secluded rear garden.

The accommodation is arranged over two floors with the ground floor comprising entrance porch, hall, sitting room with bay window overlooking the front, separate dining room which opens into a conservatory and in turn leads out to the rear garden, back off the hall is a modern fitted kitchen, a shower room/cloakroom completes the ground floor.

The first floor offers the three well-proportioned bedrooms, two doubles and one single, which are serviced by a family bathroom.

Outside, the property is approached via a gravel driveway, which provides ample off-road parking. The gravel extends to the side of the property, to the rear garden, which is of a generous size, is well-enclosed and offering a degree of privacy, mainly laid to lawn with a patio area.

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, 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.

The No. 51 bus offers a service in to Cirencester/Cheltenham and Swindon with the Bus Stop easily accessible, just around the corner on Station Road.

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. Continue along this road into South Cerney and at the junction turn right onto the high street, with the property can be found on the corner with Jubilee Gardens.

What3Words /// scornful.corrects.removing

Services & Tenure

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

Local Authority

Cotswold District Council

Council Tax Band D

Our reference

CIR/SW/CDH/29092025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

We have lived and enjoyed the village of South Cerney since 2002, initially moving for our daughter to attend the excellent Primary school of Ann Edwards. There is everything from water sports, cycling and lovely country walks (and 3 pubs!). Along with the broad range of village activities to take part in, there is always something to do for anyone at any age. That coupled to easy motorway access means it is a great location to travel around the country.



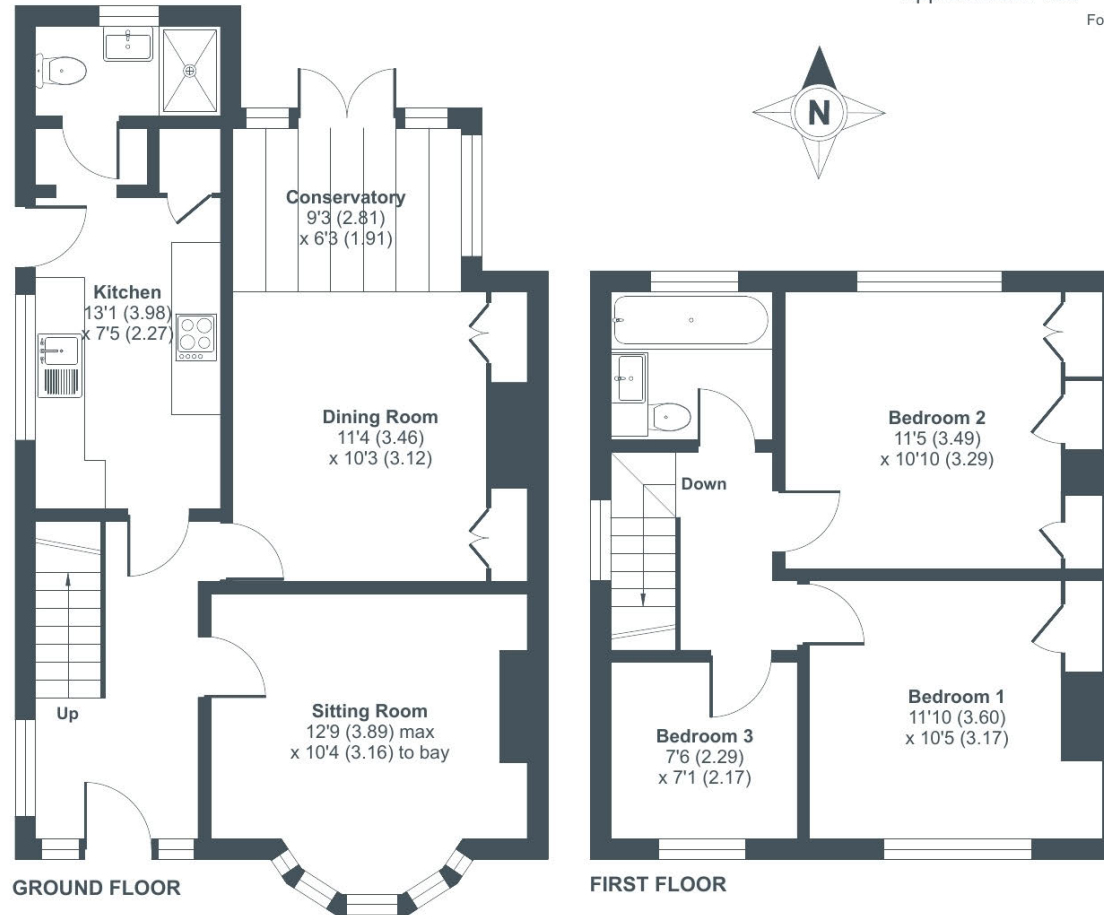




Bandon High Street, Cirencester, GL7

Approximate Area = 1030 sq ft / 95.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1358591



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

