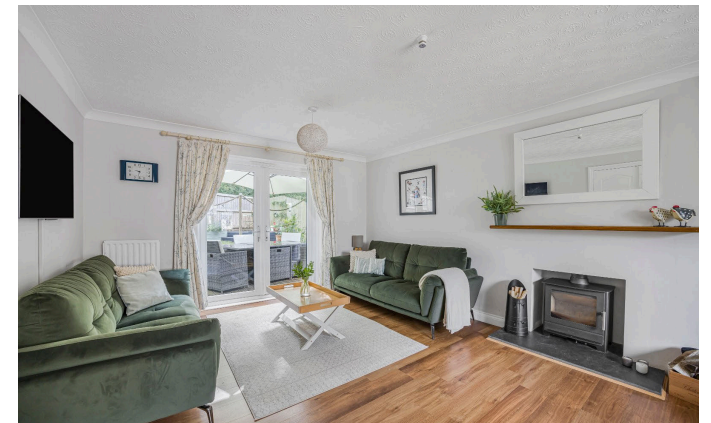


## Lakeside, South Cerney, Cirencester, Gloucestershire GL7 5XE



Beautifully Updated • Double Garage • Private Garden • En Suite to Main Bedroom • Stunning Kitchen with Skylights • Exclusive Cul-de-Sac Location • EPC D

# Lakeside,

South Cerney, Cirencester, Gloucestershire GL7 5XE

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Welcome to Lakeside - located in one of South Cerney's most sought-after cul-de-sacs, this beautifully presented four-bedroom detached family home offers a rare opportunity to purchase in a quiet, tucked-away position on the edge of the village, with a wooded outlook leading to the lake beyond.

Set behind mature hedging, the property benefits from a gravel driveway with ample off-road parking, a double garage with electric car charger, and an additional side garden area currently used as a productive kitchen garden. The rear garden is private and well-maintained, featuring a lawn, planted borders, and a generous patio that wraps around to the side - ideal for entertaining or relaxing in the sun. Inside, the home has been tastefully modernised, with a real highlight being the remodelled kitchen. Now flooded with natural light thanks to newly installed skylights, it offers modern finishes, excellent storage, and a welcoming open feel. The dual-aspect sitting room features a fireplace with log burner and patio doors to the garden, while two further reception rooms provide flexible living space - including a dedicated home office and a large family/dining room with direct garden access.

Upstairs, the main bedroom enjoys its own private en suite, while three further well-sized bedrooms are served by a family bathroom. The home offers excellent potential for growing families and those working from home, with generous room sizes throughout.

This is a rare chance to buy a home in this highly desirable spot in Lakeside, South Cerney, just moments from lakeside walks, village amenities, and with easy access to Cirencester and major road links.

## 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 which is made up of many lakes where you can sail, windsurf, canoe and fish. This area has become increasingly popular due to the

large range of leisure activities that are on offer. The Gateway Visitors' Centre at the edge of the Water Park provides information on the area as well as being a venue for entertainment events.

South Cerney is a thriving community with many leisure groups and organisations including football, cricket, tennis and bowling. The village has a range of local amenities including All Hallows Church, a post office and newsagents, general store, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy and a dental surgery. There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses; the Royal Oak, the Old George and the Eliot Arms (which also has bed and breakfast facilities).

## 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 and Lakeside is just to the right.

What3Words: ///explain.newlywed.decimals

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band F

## Our reference

CIR/TJ/KF/30062025

## 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 live on a beautiful quiet, safe, family friendly cul-de-sac surrounded by trees and lakes. There are so many wonderful walks and activities around us. South Cerney is a very friendly and busy village with lots to do for people of all ages, with all the amenities you need."











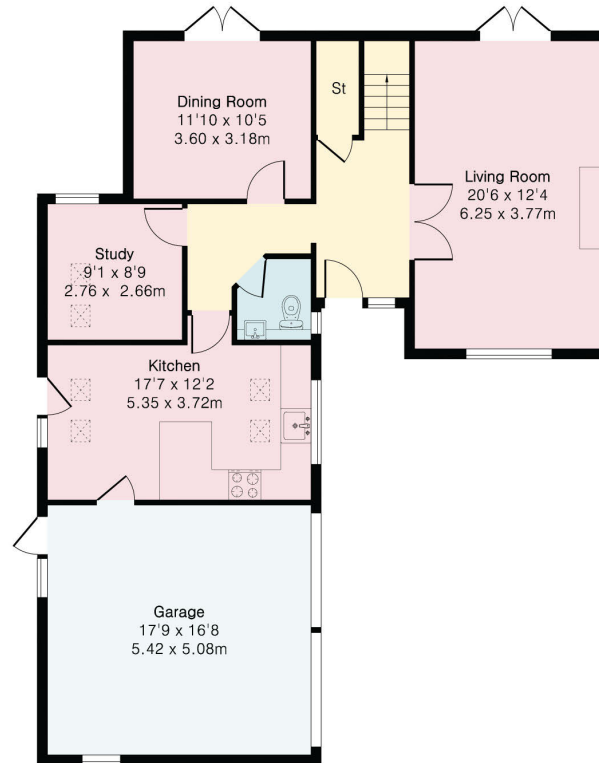




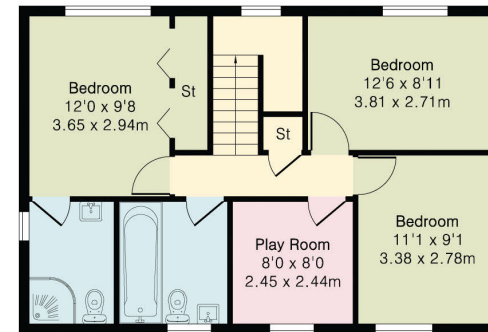
## Approximate Gross Internal Area 1692 sq ft - 157 sq m

Ground Floor Area 1097 sq ft – 102 sq m

First Floor Area 595 sq ft – 55 sq m



Ground Floor



First Floor

**PerryBishop**  
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.

Gloucestershire • Oxfordshire • Wiltshire

