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PROPERTY MADE PERSONAL



South Cerney, Cirencester, Gloucestershire GL7 5FL

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

- Substantial five-bedroom detached family home
- Positioned on the largest plot within the development
- Located in a stunning semi-rural setting with countryside views
- Over 2,200 sq ft of internal accommodation
- Spacious kitchen/family room with separate utility
- Lounge with bi-fold doors to the garden, dining room and separate study
- Double garage and driveway
- EPC B

About the property

Chy-An-Davas – Cornish for “House by the Sheep” – is a beautifully presented and exceptionally spacious five-bedroom detached home, occupying the largest plot within this sought-after modern development on the edge of Cirencester.

Set in a peaceful cul-de-sac with countryside walks right on your doorstep, the property enjoys a commanding position with a large front garden, private wraparound rear garden, and a driveway leading to a double garage.

The well-balanced layout offers over 2,200 sq ft of living space, comprising:

Ground Floor:

Welcoming entrance hall with storage

Large dual-aspect lounge with bi-fold doors to the garden

Bright and spacious kitchen/family room

Separate dining room

Dedicated study/home office

Utility room and cloakroom

First Floor:

Generous master suite with en suite and dressing room

Second double bedroom with en suite shower room

Three further double bedrooms

Family bathroom with modern fittings

Spacious landing area with natural light

Outside, the extensive rear garden is ideal for entertaining, relaxing, or future landscaping projects. The home also benefits from side access, excellent privacy, and beautiful views.

Perfect for growing families or those looking for additional space both inside and out, this impressive home offers the ideal balance of town convenience and countryside calm.

NB - the vendors have had architect plans drawn up to convert the loft into further living space, and are happy to share these with prospective buyers if required.

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

Leave Cirencester towards Swindon on the A419 and turn right at the Preston Toll Bar towards South Cerney. Continue on this road into the village of South Cerney. At the T junction, turn right on to the High Street and then left on to Broadway Lane. Take the second right into The Leaze; at the end of The Leaze, turn right on to Berkeley Close and then the next left in to Saxon Meadows (Pochard Way). Left again and follow the road to the end into Thames Close and turn right, where the house can be found at the end of the cul-de-sac.

What3Words: ///tend.slouched.revival

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. NHBC Warranty until 2032. There is a service charge for the upkeep of common parts of the estate of approximately £240 per annum.

Local Authority

Cotswold District Council

Council Tax Band G

Our reference

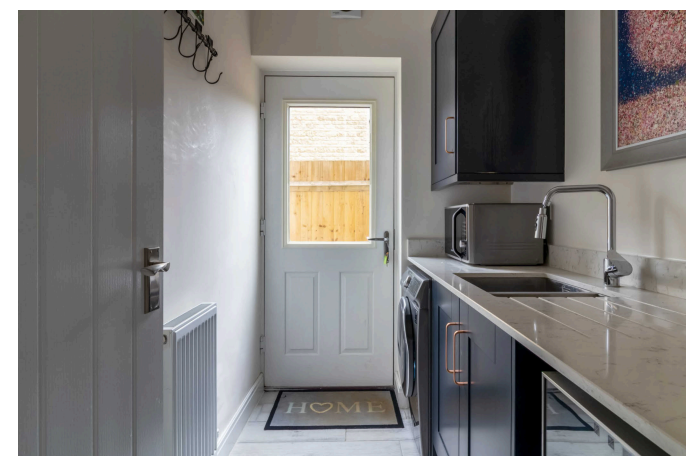
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We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



what the owner said

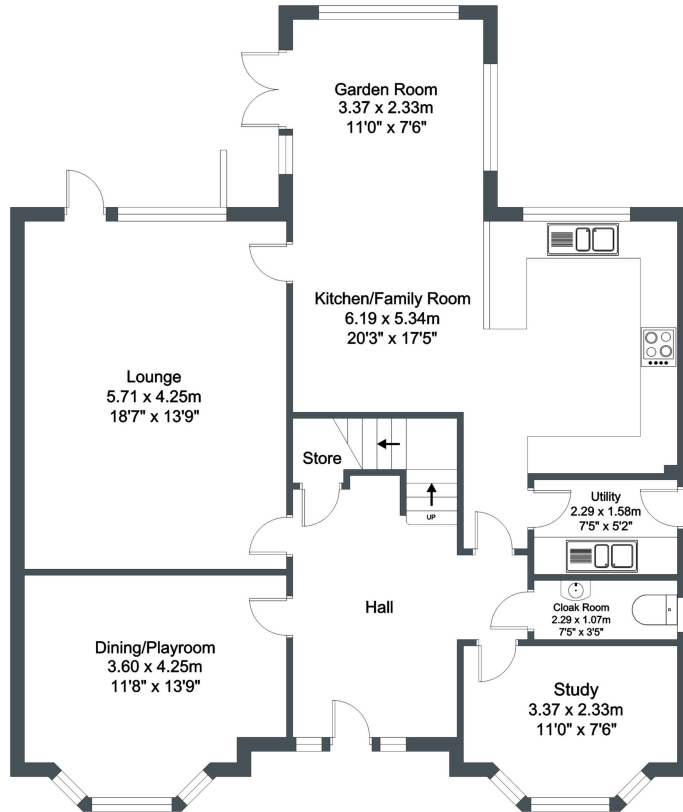
We love our home because it is incredibly quiet and safe. with the best floorplan that we've seen in any new build. Sitting on the largest plot in the estate, It offers stunning views over peaceful sheep fields. A perfect blend of space, comfort and serenity.

The house is actually called 'Chy-An-Davas' which is Cornish language for 'house by the sheep'.

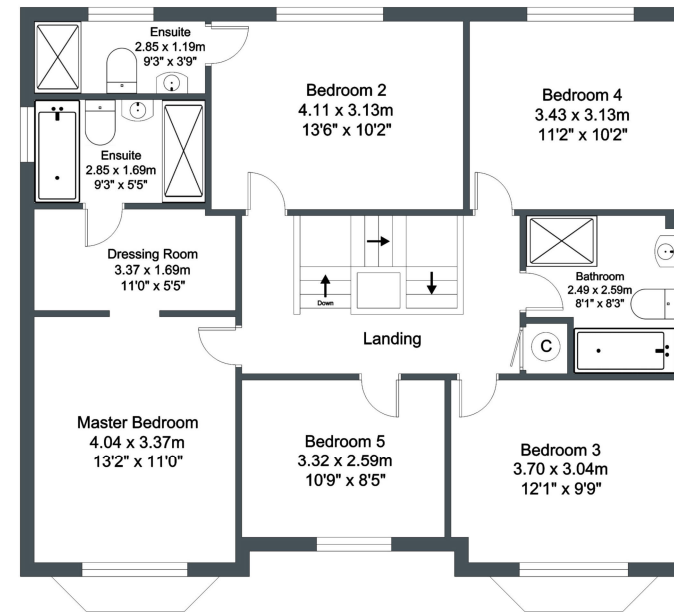




Approximate Total Area 206.9 sq.m (2227.8 sq.ft)



Ground Floor



First Floor





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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

