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PROPERTY MADE PERSONAL

School Cottages, Somerford Keynes, Cirencester, Gloucestershire, GL7 6DJ







- Charming period cottage
- Three bedrooms
- Two reception rooms
- Kitchen
- Ground floor cloakroom
- Generous family bathroom
- Garage and ample off street parking
- Private gardens
- Charming edge-of-village location
- EPC E

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Occupying a delightful position within a sought after Cotswold village, is this charming extended three bedroom cottage offering an opportunity to acquire a character home in the heart of the Cotswold Water Park. Combining an abundance of period charm with modern comforts, the property enjoys beautifully proportioned accommodation, established gardens, ample parking and a detached garage.

The accommodation is both light and welcoming, thoughtfully arranged over two floors. The ground floor centres around two generous reception rooms, including an attractive sitting room featuring an inglenook fireplace, creating a wonderful focal point and enhancing the cottage's wealth of character. A fitted kitchen provides an excellent range of storage and work surfaces; there is a cloakroom and direct access to the rear garden.

Upstairs, there are three well proportioned bedrooms, all benefitting from a range of built-in storage, together with a spacious family bathroom fitted with both a bath and separate shower enclosure. The cottage is warmed by an oil-fired central heating system and further complemented by cottage-style double-glazed windows throughout.

Externally, the property enjoys attractive established gardens extending to three sides. The front and side gardens have been designed for ease of maintenance and are enclosed by traditional Cotswold stone walling, creating an attractive approach to the property. A gravelled driveway provides off street parking for several vehicles and leads to a detached single garage.

To the rear, the enclosed garden offers a private and peaceful setting, predominantly laid to lawn with well-stocked flower borders and paved pathways. Providing a safe and secure environment for children and pets alike, it is an ideal space for both relaxing and entertaining.

Amenities

Somerford Keynes is a popular Cotswold village with a parish church, village hall and a pub; The Bakers Arms. The nearby villages of South Cerney and Ashton Keynes offer primary schools, pubs, shops and in the case of South Cerney numerous other amenities. Somerford Keynes is an approximate 5 mile drive from Cirencester town centre, which is a renowned Cotswold market town offering excellent local shops and services. The larger centres of Cheltenham, Swindon, Gloucester, Oxford and Bristol are also in daily commuting distance. Road communications are excellent being two miles from the A417/A419 dual carriageway to Junction 15 of the M4 at Swindon or Junction 11A of the M5 at Gloucester. There are main line rail services to London Paddington from Kemble (3.2 miles) and Swindon (8 miles).

Somerford Keynes is also in the heart of the Cotswold Water Park with lakes where you can sail, windsurf, canoe and fish. The Cotswold Water Park is made up of over 130 lakes that have been created over recent years, these lakes have become increasingly popular due to the large range of leisure activities that are on offer. The Water Park has also become a renowned conservation area and several of the lakes are now Sites of Scientific Interest and large numbers of waterfowl breed and winter here. Further recreation is offered at nearby Oaksey Park and South Cerney Golf Clubs.

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

Leave Cirencester along Somerford Road and continue into Spratsgate Lane. Take the right turning signposted Somerford Keynes and head towards the village. As you enter the village continue past Elm View and the property can be found on the left, opposite Somerford House and the turning leading to the All Saints Church.

What 3 Words
carrots.crust.ourselves

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Private Supply
Heating - Oil

Local Authority

Cotswold District Council
Council tax Band - E

Our reference

CIR260329
1st July 2026

We'd love to hear from you

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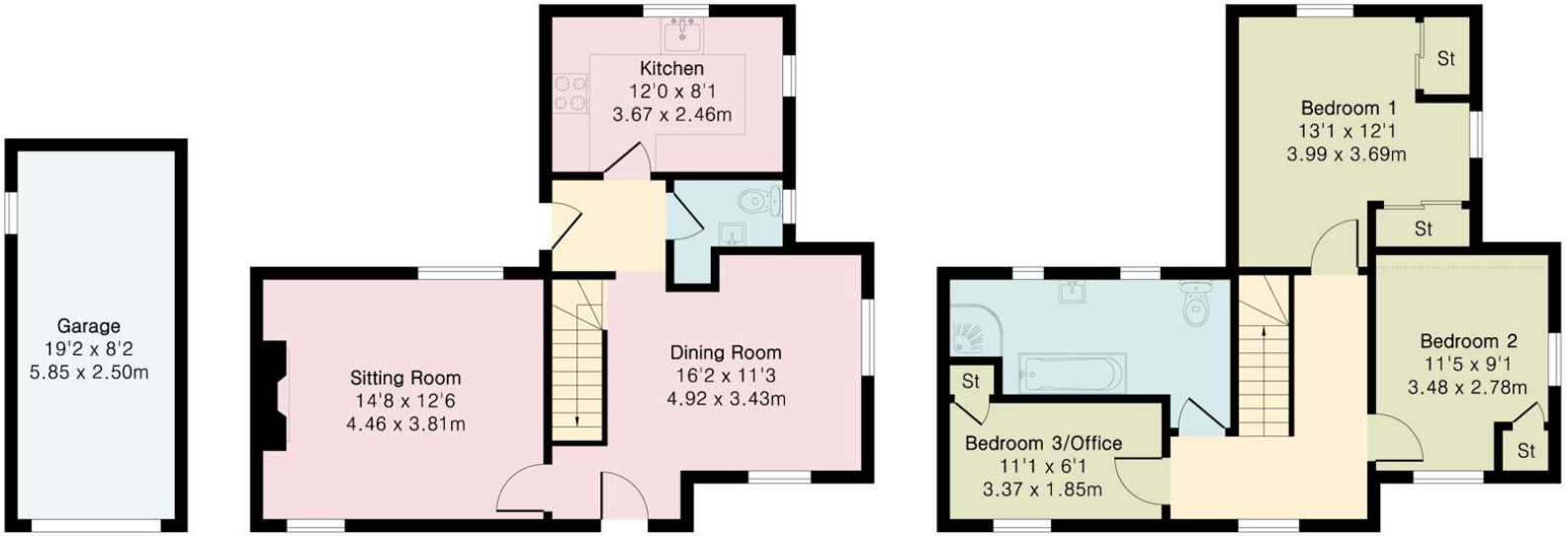
Approximate Gross Internal Area 1229 sq ft - 115 sq m
(Including Garage)

Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 536 sq ft – 50 sq m

Garage Area 157 sq ft – 15 sq m

N



Garage

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.