

The Hawthorn, Cerney Wick Lane Cerney Wick, Cirencester, GL7 5QH



4 Bedrooms • Spacious Kitchen Living & Dining • Separate Living Room • Principal Bedroom With Ensuite • Exceptional Sized South Facing Garden • Single Garage & Parking • Eco- Friendly - Solar Panels & EV Charger • Village Location • EPC A

Guide Price
£875,000

The Hawthorn, Cerney Wick Lane

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Presenting an exclusive new development of just two spacious four-bedroom detached homes, each beautifully designed and nestled in the heart of the charming village of Cerney Wick. These prestigious properties boast an idyllic setting, offering the perfect blend of modern living and rural tranquillity.

Surrounded by beautiful countryside, the homes are ideally situated for those who enjoy the outdoors, with an array of scenic walking trails right on the doorstep. Despite the peaceful village ambiance, the properties are within easy reach of a variety of local amenities and facilities, including shops, schools, and leisure options.

Each home features spacious, thoughtfully designed interiors, perfect for those seeking both comfort and style. With impeccable attention to detail and quality finishes throughout, these properties will become beautiful homes.

The accommodation will feature an inviting entrance hall, leading to a convenient cloakroom. The heart of the home is a stunning, open-plan fitted kitchen/diner perfect for both everyday living and entertaining. Adjoining this is a practical utility room, providing additional storage and functionality, while a separate lounge offers a cozy retreat.

On the first floor, there are four well-proportioned bedrooms, each designed with comfort in mind. The primary bedroom stands out with its own luxurious en-suite bathroom, providing a private sanctuary. The remaining bedrooms are served by a stylish, modern family bathroom, ideal for shared use.

Outside, the property is set on a generous, landscaped south facing plot, offering both beauty and space to enjoy outdoor living.

The grounds will be enhanced by ample parking facilities and a single garage, adding both convenience and value to this impressive home.

Amenities

Cerney Wick is a lovely Cotswold village with a pretty church, village hall, play park, together a large variety water sports and outdoor pursuits nearby. There are many footpaths and bridle paths surrounding the property and the area is ideal for cycling and taking leisurely walks.

Set within the Cotswold Water Park, Cerney Wick is ideally situated for easy access to Cirencester or Swindon and the A419 connecting easily to the M4 and M5. Kemble and Swindon mainline stations are close by offering rail links to London, Bristol, Bath and beyond.

Directions

From our office in Silver Street, Cirencester turn right into Castle Street at the end bear left into Sheep Street, keep right straight over the mini roundabout and at the main roundabout take the first left. Continue to the roundabout and go straight over, at the next roundabout turn right towards Swindon. At the next roundabout take the first exit onto the A419. Take the first exit off this road and at the roundabout take the second exit onto Cirencester Road. From here take the first turning right signposted Cerney Wick. Follow over the bridge and the property will be found on the left-hand side before you reach The Crown Inn.

Services & Tenure

The tenure is freehold.

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 clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Please note that some of the images contained within this brochure are of Plot 2 and some are CGI's.



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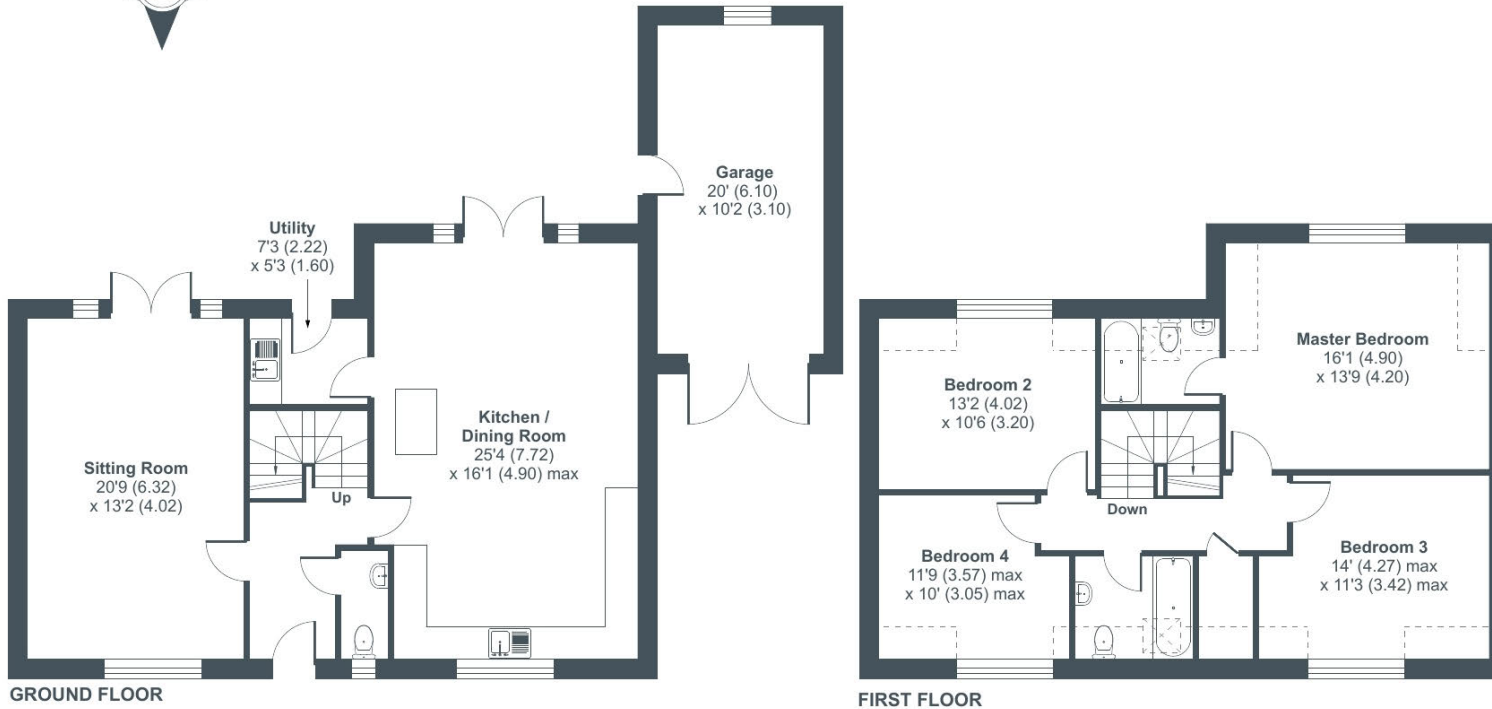
Approximate Area = 1582 sq ft / 146.9 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Outbuilding = 204 sq ft / 18.9 sq m

Total = 1892 sq ft / 175.6 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2024 by a third party.
Produced for Perry Bishop. REF: 1204997



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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.

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