

OLD FARMHOUSE

High Street, South Cerney GL7 5UG



MOORE ALLEN
— & INNOCENT —

OLD FARMHOUSE £695,000

HIGH STREET
SOUTH CERNEY
GL7 5UG

Set within the heart of this popular village, Old Farmhouse has been greatly improved to provide spacious and flexible accommodation.

Beautifully presented throughout enjoying a light feel enhanced by neutral decoration, floor coverings and complemented by modern designed fittings.

Enjoying mature gardens of just under $\frac{1}{4}$ of an acre; to the front a gated entrance leads into the gravelled driveway providing parking for four cars bound by raised garden and planted borders. To the rear a large garden laid to lawn interspersed with well-tended planting and part bound by conifer hedging and mature trees.

Entrance hallway with wooden flooring, providing ample storage in several double cupboards and additional light provided via a light well, cloakroom and access to the double garage.

The beautiful and recently refitted kitchen enjoys a dual aspect comprehensively fitted with a range of shaker style of soft grey tone wall and base units complemented by light grey composite worktops and integrated appliance package including dishwasher, washing machine, fridge, eye level double oven, induction hob. A central island with contrasting black worktop provides casual dining, further storage and wine cooler.

A well-proportioned sitting room also enjoys a dual aspect, the focal point being the cut stone fire surround housing a gas coal effect fire. French doors open into the conservatory with electric under floor heating. Doors open out to the paved patio and garden beyond.

To the front lies the dining room, stairs lead to the first floor landing with loft access and built in storage.



Impressive master bedroom suite comprising dual aspect double bedroom, ample built in storage, dressing area and large split level en-suite bathroom with four piece white suite and separate shower. Two further double bedrooms and a family bathroom.

Completing the ground floor accommodation a family room/snug also with dual aspect and French doors opening to the rear garden. Shower room and staircase leading to mezzanine first floor currently used as a home office and occasional spare bedroom. This provides a very flexible environment suiting a variety of lifestyles.

Property Information

SERVICES

We are advised that mains electricity, water, drainage and gas are connected. Gas fired central heating system. Telephone subject to the usual BT transfer regulations. EPC Band D.

OUTGOINGS

Council Tax Band 'F', 2017/18 charges £2,280.54.

LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

TENURE

Freehold offering vacant possession upon completion.

LOCATION

South Cerney is located about four miles south of Cirencester; this popular village has a blend of older properties along with more modern housing. There are a good range of facilities that include a Post Office, general stores, public houses, garage, as well as a primary school, village hall, golf course, bowling green, doctor's surgery, pharmacy and dentist. Also neighbouring the lakes, with wildlife habitat, extensive country walks and water sport facilities.

Swindon c.13m, Cricklade c.7m, Cheltenham c.19m, Railway Station Kemble c.4m (London Paddington 75 minutes).





Ground Floor
 Approx Floor Area
 143.0 SQ.M (1540 SQ.FT.)



First Floor
 Approx Floor Area
 99.0 SQ.M (1065 SQ.FT.)

Total Approx Floor Area 242.0 SQ.M (2605 SQ.FT.)



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DISCLAIMER

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