



2 The Limes, South Cerney, Gloucestershire, GL7 5RF
£585,000

Cain & Fuller

2 The Limes, South Cerney, Gloucestershire, GL7 5RF

An opportunity to purchase a distinctive Five bedroom Village property located in the very heart of this thriving village with good access to all amenities and facilities. The accommodation is well proportioned and presented in superb condition being laid out on three storeys. There are attractive enclosed gardens to the rear benefiting from a southerly facing orientation and leading to a double garage and parking. We urge early viewing of this superb property.

Description

2 The Limes, South Cerney presents a superb opportunity to acquire a Cotswold Stone Village house located in the very heart of a thriving community, well situated for the business commuter. The front entrance door leads to a large hallway giving access to all main reception areas on the ground floor of the property. The main living room has pleasant views to the front of the house and onto the village; to the rear of this room there are double doors leading to a high specification conservatory, benefiting from a south-facing orientation which is a pleasant additional living space. The dining room also has pleasing views of the village from the front elevation; to the rear of this room there is a large breakfast room with an extensive fitted kitchen and a selection of built in appliances. A large picture window looks onto the walled rear garden. To the side and with access onto the garden there is a useful and practical utility room. The first floor benefits from three bedrooms, the largest of which includes the master suite which has pleasant views to the front, a useful dressing area and a large en suite shower room; there is also a family bathroom on this floor. On the second floor there are two large bedrooms, both of which benefit from extensive storage and views across open farmland and the village church. They are connected by a Jack and Jill bathroom offering both bath and shower. The house is warmed throughout by a gas fired central heating system and double glazed windows. Externally, there is a well tended garden to both front and rear. The rear walled garden benefits from a due south facing orientation and a degree of seclusion; this is mainly laid to lawn with a patio area and established shrubs and trees. The rear gated access leads onto a fore-court and double garage with parking for an additional two vehicles, both a useful and practical asset for a house of this size.

South Cerney

South Cerney is a popular and thriving village with an extensive range of amenities to include Infant and Junior schools, post office, chemist, mini-market, hairdresser and doctors surgery, approximately 3 miles south of Cirencester and about 12 miles from Swindon. The popular town of Cheltenham is just 20 miles away, offering annual music and literature festivals; it also boasts a range of restaurants and coffee shops. South Cerney is on the fringe of the Cotswolds and very accessible to either Kemble or Swindon stations for the high speed train service (Paddington about 58 minutes from Swindon) and the M4 motorway approximately 15 miles away.

Services

All main services are connected to the property.

Tenure

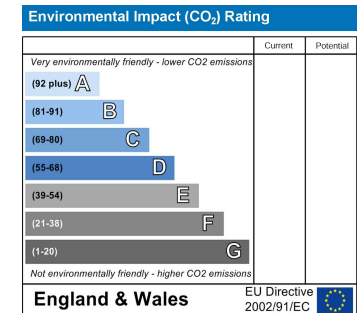
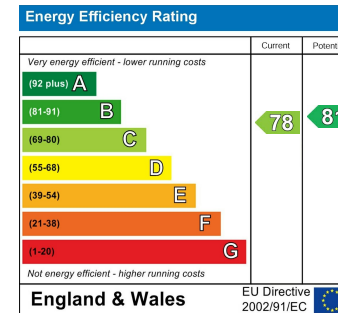
We believe that the property is freehold, this should be confirmed by your solicitors.

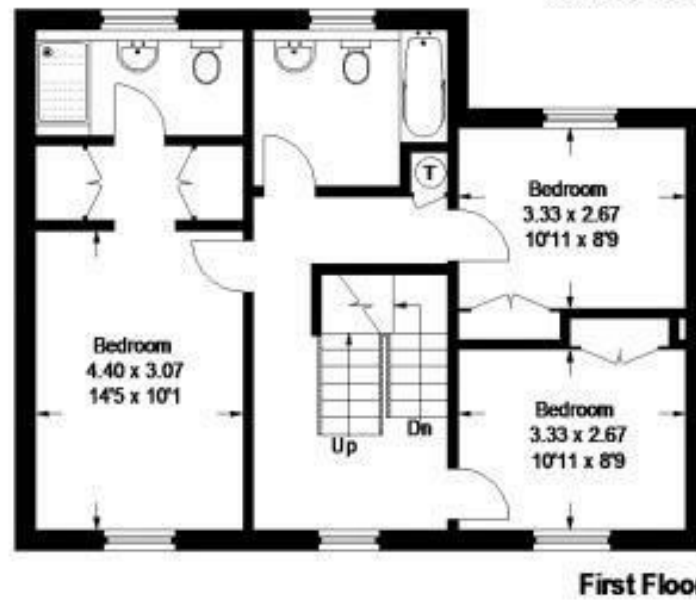
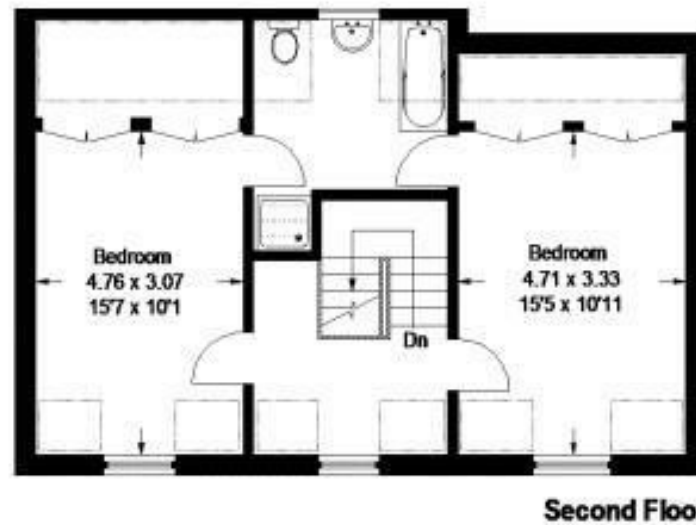
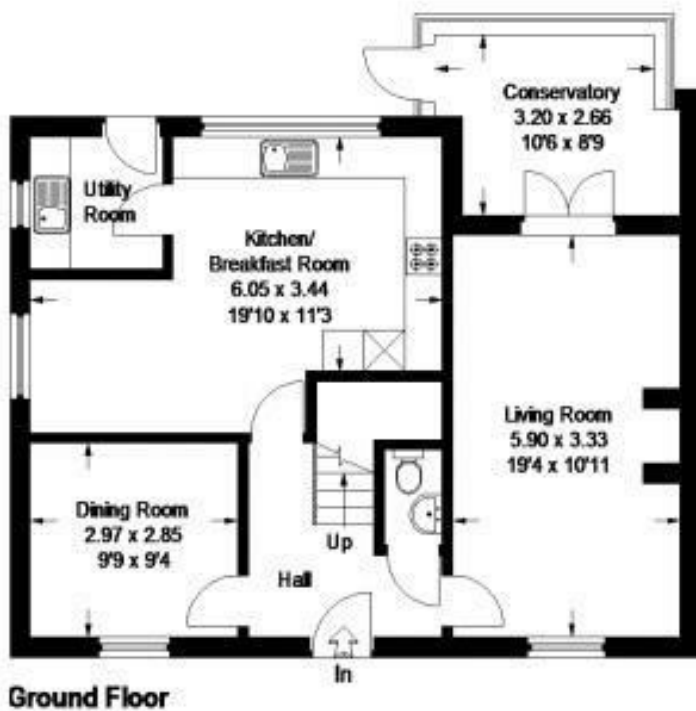
Viewing

Through the vendors sole agent 7 days a week

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





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