

**Perry Bishop**  
and Chambers

the agent who keeps you informed

**Teal Way,**  
South Cerney, GL7 5WL



Four well proportioned bedrooms | Open plan living  
Recently refitted kitchen | Double garage  
Landscaped rear garden | EPC B

**Offers in Excess of £735,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



# Teal Way, South Cerney, GL7 5WL



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An extended, double fronted, four bedroom detached individual property, providing luxurious family living located on this superb development within a short walk to the lake.

The property offers extremely high specification fixtures and fittings and is beautifully presented throughout. The spacious and well-planned accommodation is arranged over two floors and comprises an attractive reception hall with adjacent cloakroom and a staircase leading to the first floor.

There is a spacious sitting room which has a contemporary fireplace and opens in to the family living area, with bi-fold doors across the rear of the property.

The stunning kitchen/dining/family room is an impressive 30ft long and has been fitted with an extensive range of units with stone worktops and built-in appliances including two integrated ovens/microwaves and a five ring gas hob, integrated dishwasher and American style fridge/freezer. There is an adjacent utility room with further storage and space for appliances. In addition there is a study and a cloakroom to the ground floor.

On the first floor the light galleried landing leads to four well-proportioned bedrooms all with inbuilt wardrobes. Both the master and second bedroom benefit from re-fitted en-suite shower rooms, with the master bedroom being dual aspect with a dressing area. The upstairs is completed by an impressive re-fitted family bathroom.

Externally the landscaped rear garden provides excellent seating areas and a low maintenance Astroturf lawn area. The rear of the property has hard wood gates across the double driveway leading to parking for two/three cars and a double garage.

Additional benefits of this fine home include gas central heating and double glazing. The property also has a long remaining NHBC warranty.







### Amenities

South Cerney is a popular village in the heart of the Cotswold Water Park. This area has become increasingly popular due to the large range of leisure activities that are on offer. South Cerney is a thriving community with many organisations including football, cricket, tennis and bowling.

The village has a range of local amenities including All Hallows Church, a community centre, a post office and newsagents, general store and a brand new Co-op, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy, vets and a dental surgery.

There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses, there is also a good bus service to Swindon, Cirencester and Cheltenham and Kemble mainline railway station is just a few miles away. Transport links to the M4 and M5 are easily accessible via the A419.

### Directions

From our office in Cirencester head towards Swindon on the A419 at the roundabout turn back towards Cirencester and then turn left signposted South Cerney. Continue on this road into South Cerney for approximately 1.8 miles At the junction turn right onto the High Street and then left onto Broadway Lane continue for about half a mile taking the third turning on the left into The Mallards. Continue along taking the first right into Swan Close and then turn left into Teal Way where the property can be found on the right.

### Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

Cotswold District Council

Ref: CIR3524/MM/09012016





TOTAL APPROX. FLOOR AREA 1808 SQ. FT. (168.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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