

Kingfisher Place,
South Cerney, GL7 5TG



Four generous bedrooms | Three reception rooms
Fitted kitchen/breakfast room with French doors to garden | Utility room and cloakroom
Double garage and driveway parking | EPC D

£650,000

Kingfisher Place, South Cerney, GL7 5TG



4 Bedrooms



2 Bathrooms



3 Receptions

A deceptively spacious, light and airy four bedroom detached family home, enjoying a quiet tucked-away cul-de-sac location, within the ever-popular Cotswold village of South Cerney. Far reaching views from the upstairs window over the Cerney lakes make this a very special location.

The accommodation is approached into a spacious reception hallway with oak floor and stairs to the first floor. From the hallway, doors lead to a cloakroom with a white suite, a dual aspect dining room which is currently being used as a snug, and a spacious study. There are double doors leading into the triple aspect sitting room with an attractive stone fireplace with fitted coal-effect gas fire and French doors leading into the garden.

The kitchen/breakfast room is well-appointed with a range of built-in units with fitted appliances, including an induction hob; and French doors leading into the garden. A door leads into the utility room with a second access into the rear garden.

At first floor level the galleried landing provides access to the four well-proportioned bedrooms. The master suite is over 17ft by

13ft in size and has the benefit of an en-suite bathroom with corner bath and shower over. The main family bathroom has a bath with shower over.

The attic has power and is boarded to create ample storage space, and is large enough to be converted subject to the relevant planning.

Outside, there is a small garden to the front and to the side, gravelled driveway parking that leads to the double garage, which is currently converted to provide an excellent work from home office/studio; this room is double insulated, has heating and power points as was previously used for a small business. The rear garden is well-enclosed and enjoys a good degree of privacy, with a lawn area, a paved patio and well stocked shrub borders.

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, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy 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, turn right into Castle Street. At the end of the road bear left into Sheep Street. Bear right; go across the mini roundabout to the main roundabout and take the next left. Proceed over the next roundabout. At the next roundabout turn right towards Swindon. After half a mile turn right at the Preston toll bar junction into South Cerney. Follow this road into South Cerney and bear left at the war memorial triangle and Kingfisher Place will be found on the right hand side just before leaving the village. The house can be found towards the end.

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

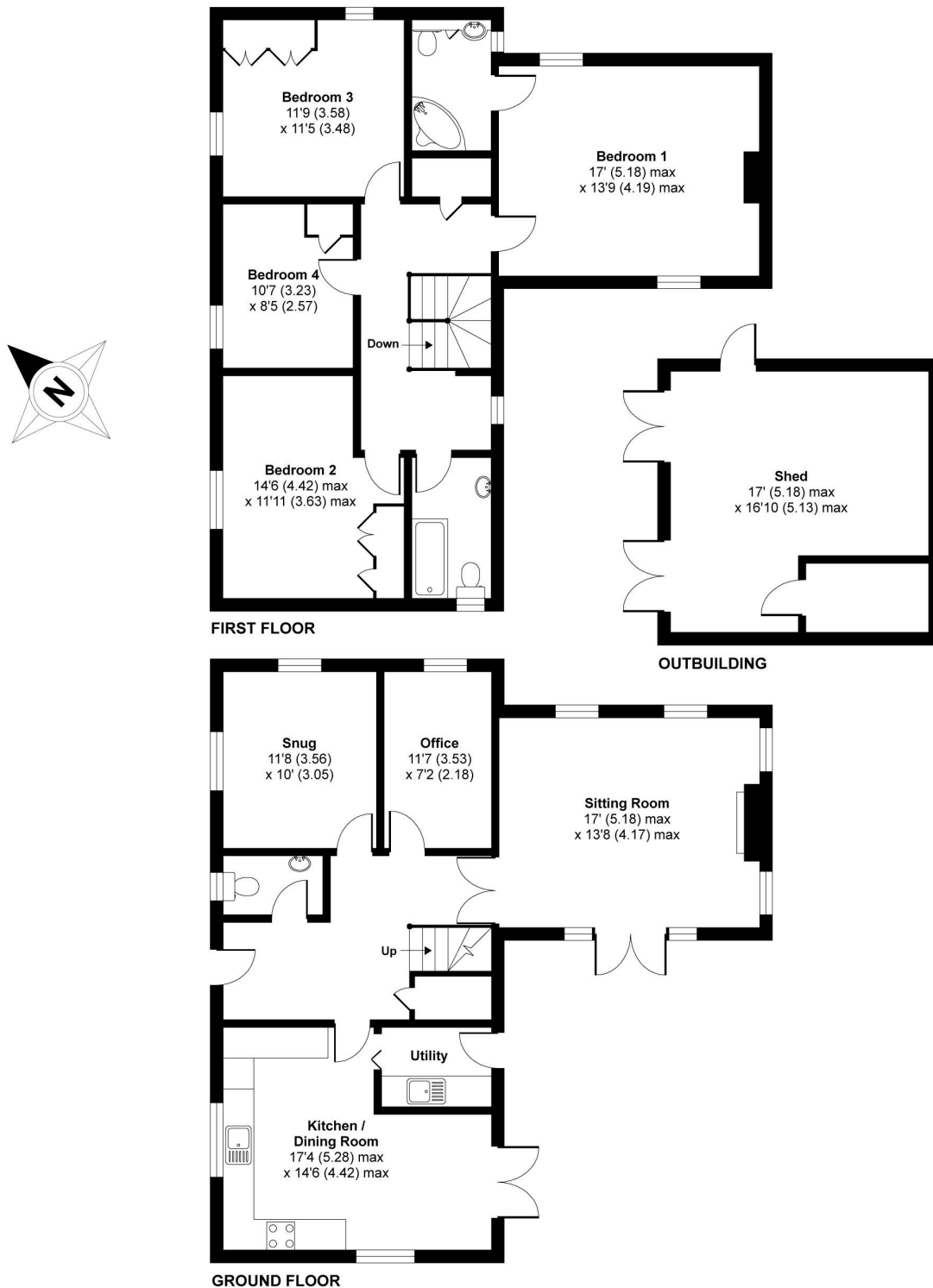
Cotswold District Council

Ref: CIR3853/MR/71024021



Kingfisher Place, South Cerney, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1796 SQ FT 166.8 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 205115

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.