

## 1 Churnside Cottages Cerney Wick, GL7 5QL



Welcome to Churnside Cottage - This charming and cosy two-bedroom Cotswold cottage is for sale. Located in the idyllic village of Cerney Wick, which is in the heart of the Cotswold water park.

# 1 Churnside Cottages Cerney Wick, GL7 5QL

## Key Features



2

Bedrooms



1

Bathrooms



1

Receptions

## Description

This stylish and modernised cottage offers a perfect blend of traditional charm and contemporary living. As you step inside, you'll be greeted by a warm and inviting atmosphere, with a wood burning stove adding to the cosy ambiance. The property boasts a cosy sitting room, ideal for relaxing or entertaining guests, two bedrooms providing comfortable living spaces, and a well-appointed bathroom.

With a total of 936 sq ft of living space, this cottage offers a perfect retreat for those seeking a peaceful lifestyle. The views of open countryside adds to the appeal of this lovely home.

Don't miss the opportunity to make this delightful cottage your own and enjoy the tranquillity of village life in Cerney Wick. Contact us today to arrange a viewing and experience the charm of this beautiful property firsthand.

## Ground floor

On entering into a spacious and welcoming entrance hallway, there is a cupboard under the stairs for storage. The kitchen/diner is finished exceptionally with plenty of base and wall units. With a window to the front and side, there is no shortage of light.

The sitting room is tastefully decorated with a wood burning stove fitted in a traditional chimney breast.

## First floor

Offering two large double bedrooms and a family bathroom, all finished to a very high standard. There is a handy storage cupboard off the landing.

## Garden

Presented beautifully with a mix of mature plants trees and shrubs. This garden will not disappoint any prospective purchaser.

## Driveway

The driveway is finished in loose stone and provides space for 2 small to reasonably sized cars. Additionally, there is space on the roadside toward the front of the property.

## Tenure

Freehold

## Essentials

Hot water and central heating is supplied via Calor gas. Connected to mains water, and sharing a septic tank with a neighbouring property. EPC Rating: F

## Council tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: C - 2024/25 - £2033

## Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Adkins Fine & Village in Cirencester - We look forward to hearing from you soon.

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## Agents notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

## Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.

Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by our vendor.

## Social media

Like and Share our posts and receive notification when new listings become available @adkinsproperty @fineandvillage

## Are you looking to sell

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.



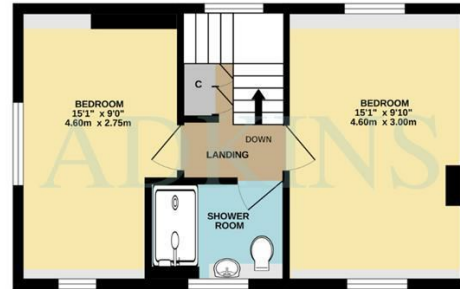




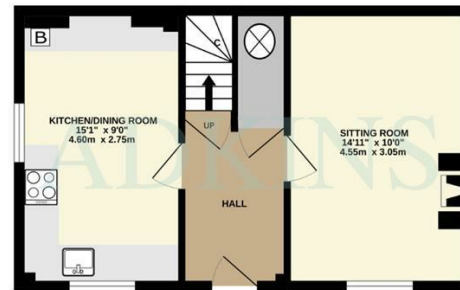
# 1 Churnside Cottages Cerney Wick, GL7 5QL

Floor Area: 936.47 sq ft

1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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