



## **HUXLEY COURT**

**SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5XF**

**AN EXQUISITE DETACHED LAKESIDE HOME WITH STUNNING VIEWS ON THREE FLOORS WITH FIVE DOUBLE BEDROOMS, ALL WITH EN-SUITES AND A DOUBLE GARAGE WITH HOME OFFICE/STUDIO FLAT ABOVE, FINISHED TO A HIGH SPECIFICATION.**

**£2,800,000 (UN-FURNISHED - FREEHOLD)**

- **FREEHOLD PRIMARY RESIDENCE - 3688 SQ.FT.**
- **DOUBLE GARAGE WITH SELF CONTAINED FLAT/OFFICE ABOVE - 670 SQ. FT.**
- **5 BEDROOM DETACHED - ALL ENSUITE**
- **LAKE FRONTAGE WITH STUNNINGLY PEACEFUL VIEWS**

**Entrance Hallway**

A large entrance hall which opens up to the following rooms: a utility room with stainless steel single bowl, washing machine and tumble dryer space, cloakroom and downstairs Geberit WC and Duravit wash hand basin. Ground floor double bedroom with en-suite Hansgrohe shower.

**Lounge Area 20' 9" x 17' 10" (6.32m x 5.43m)**

Ceramic tiled flooring with underfloor heating and wood burning stove. Internorm triple glazed windows and doors invite you to step out onto a beautiful paved terrace with exquisite views over Bradley's Lake.

**Kitchen/Dining Area 31' 4" x 17' 10" (9.55m x 5.44m)**

Omega kitchen, high gloss finish. Silestone worktops, Siemens single ovens, multi function microwave, integrated dishwasher, induction hob, extractor hood, wine cooler, American fridge/freezer, water softener and coffee machine.

**Sitting Room 18' 8" x 23' 7" (5.69m x 7.18m)**

Underfloor heating with ceramic flooring. Full height floor to ceiling with Oak beams and wood burning stove. Stunning views over Bradley's Lake.

**Master Bedroom 13' 9" x 13' 2" (4.19m x 4.01m)**

First floor - carpeted bedroom with electric underfloor heating in the en-suite with a large shower and free standing oval bath tub. Step out on to a balcony with elevated views of Bradley's Lake.

**Bedroom 2 13' 9" x 17' 2" (4.19m x 5.23m)**

First floor - carpeted throughout with ceramic tiles and underfloor heating in the en-suite shower room.

**Bedroom 3 11' 8" x 10' 3" (3.55m x 3.12m)**

Bedroom 3 situated on the first floor with an en-suite shower.

**Bedroom 4 13' 11" x 18' 7" (4.24m x 5.66m)**

A bedroom - full of character at the top of the house, situated on the second floor with en-suite shower and extra wardrobe space.

**Bedroom 5 11' 7" x 15' 6" (3.53m x 4.72m)**

Bedroom 5 - ground floor - carpeted throughout with ceramic tiles and electric underfloor heating in the en-suite.

**Garage with self-contained studio flat above 20' 5" x 20' 11" (6.22m x 6.37m)**

Detached double garage - with home office/studio flat above.



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Cirencester, Gloucestershire. GL7 5LW  
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**Huxley Court, South Cerney, Nr. Cirencester, Gloucestershire, GL7 5XF**

**Just 90 minutes from London**

This very desirable five bedroom Cotswold home (plus self-contained studio that would make a perfect home office) is ideally nestled on the edge of the beautiful Bradley's Lake which is home to the South Cerney Sailing Club.

Number 7 Huxley Court benefits from direct lake access, all year round, via your own private pontoon at the bottom of your landscaped garden. You can fish, launch a paddle board, kayak or canoe. For the less active, you can just kick back, relax, revive and reconnect with nature and the abundant birdlife or just watch the sailing boats drift by from the various secluded lake facing terraces.

This stunning property forms part of a very peaceful, private, gated development of just five other similar properties but is only a five minute walk from the centre of South Cerney village.

South Cerney is 4 miles south of Cirencester and within easy reach of the M4 & M5 motorways which can take you to London, Southwest to Bath & Bristol, West to Wales or North to Birmingham. With over 150 lakes to choose from, there is an abundance of recreational and leisure activities for everyone who love the outdoors. Angling, canoeing, sailing, water-skiing and windsurfing to name just a few... There is even a beach with lifeguards where you can go swimming!

South Cerney boasts a wide range of local amenities including the Braai delicatessen, post office, a couple of small supermarkets, hairdresser, doctors, pharmacy, dental surgery, a beautiful church, a grade II listed thatched village hall, a curry restaurant and three pubs!

Ann Edwards Church of England Primary school is situated within the village and there is a very impressive choice of state, grammar and independent schools nearby.

There is a regular bus service to Cirencester, Cheltenham & Swindon. The mainline railway stations at Kemble and Swindon provide train services to Paddington in just over an hour.

**Specification, security and energy efficiency**

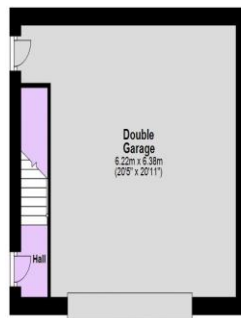
The property is accessed via a private drive with wrought iron gates. It is clad in natural stone with natural Welsh slate roof tiles. The triple glazed windows and external doors are factory finished in powder coated aluminium by Internorm with a wood finish internally. There is gas central underfloor heating downstairs, with radiators throughout.

All of the bathrooms and ensuites are warmed through with underfloor electric heating. There is Duravit sanitaryware, Hansgrohe taps, heated chrome towel rails & Geberit toilet systems in each ensuite bathroom.

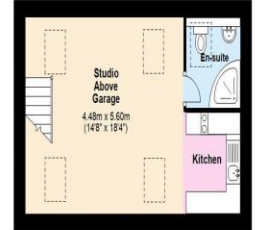
All external doors have multi-point locking systems. There are smoke & heat detectors, an A- rated efficiency boiler, low energy lighting, an alarm system, wall safe and 400mm of loft insulation.

The property was constructed in 2018 by Colburn, an established local developer, with a reputation for building the very best homes in the very best locations. There is still 5 years NHBC warranty remaining.

**Ground Floor**  
Approx. 246.7 sq. metres (2676.8 sq. feet)



**First Floor**  
Approx. 141.9 sq. metres (1527.4 sq. feet)



**Second Floor**  
Approx. 33.8 sq. metres (364 sq. feet)



Total area: approx. 424.4 sq. metres (4568.4 sq. feet)

<b>Energy performance certificate (EPC)</b>		
7, Huxley Court South Cerney CIRENCESTER GL7 5XF	Energy rating <b>B</b>	Valid until: <b>26 February 2029</b>  Certificate number: <b>8392-3066-4339-9107-4033</b>

Property type	Detached house
Total floor area	355 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

