

The Stables

High Street, South Cerney, Gloucestershire





A charming four bedroom stable conversion with great entertaining and living space in the desirable village of South Cerney.

Cirencester 4 miles | Cricklade 6 miles | Swindon 13 miles | Kemble Station (London Paddington 75 minutes) 4 miles | M4 (J15) 16 miles | M5 (J11A) 21 miles | Cheltenham 20 miles.
(Distances and times approximate).



4



2



3

Summary of accommodation

Main House

Ground Floor: Entrance Hall | Kitchen | Sitting/dining room | Drawing room | Study | Conservatory | Utility room | WC

First Floor: Principal bedroom with en suite bathroom and sauna | Three further bedrooms | Family bathroom

Garden and Grounds


Private gravelled parking | Garden store | Walled garden | Greenhouse and potting shed


Situation


(Distances and times are approximate)

South Cerney has three excellent pubs, The Lakeside Brasserie, an Indian restaurant, a fish & chip shop, a chemist, a doctor's surgery, a Dentist, Co-Op and One Stop. Fenton's Youth & Community Centre & South Cerney Village Hall All Hallows Church, South Cerney United Church.

 South Cerney Primary School, Malmesbury, Cirencester, Beaudesert Park Rencomb, Cricklade Manor prep school. State Cirencester schools Deer Park Kings Hill, Farmers. Grammar in Stroud Marlin and Stoud High, Cheltenham Pates.

 Easy access to M4 (Jct 17) Chippenham. M4/ M5 interchange at Bristol.

 Kemble station to London Paddington (70 mins) and Cheltenham.

 Excellent walking and riding on the extensive network of footpaths and bridleways across North Wiltshire.

Watersports: Various water sports in the Cotswold Water Park.

Activities/club: Village Tennis Club. South Cerney Cricket Club. South Cerney's famous Duck Race.

Racing: Newbury, Cheltenham and Bath. Eventing, Cirencester polo and hunting in the locality.

Golf courses: South Cerney Golf Club, Oaksey Golf Club, Cirencester and Minchinhampton.



The Stables

A charming Cotswold house set in the heart of the desirable and well served village of South Cerney. Over the years, the current owners have worked to create a light and spacious property with a wealth of features such as fireplaces, Aga, exposed beams and stonework. The ground floor comprises a kitchen/breakfast room with double doors leading out to the courtyard garden, a formal sitting/dining room, a study and a drawing room which leads to a conservatory. There is a utility room and a downstairs cloakroom.

The first floor benefits from a principal bedroom suite with built-in cupboards and an en suite bath and shower room. There are then three further double bedrooms and a family bathroom. All the bedrooms overlook the garden.



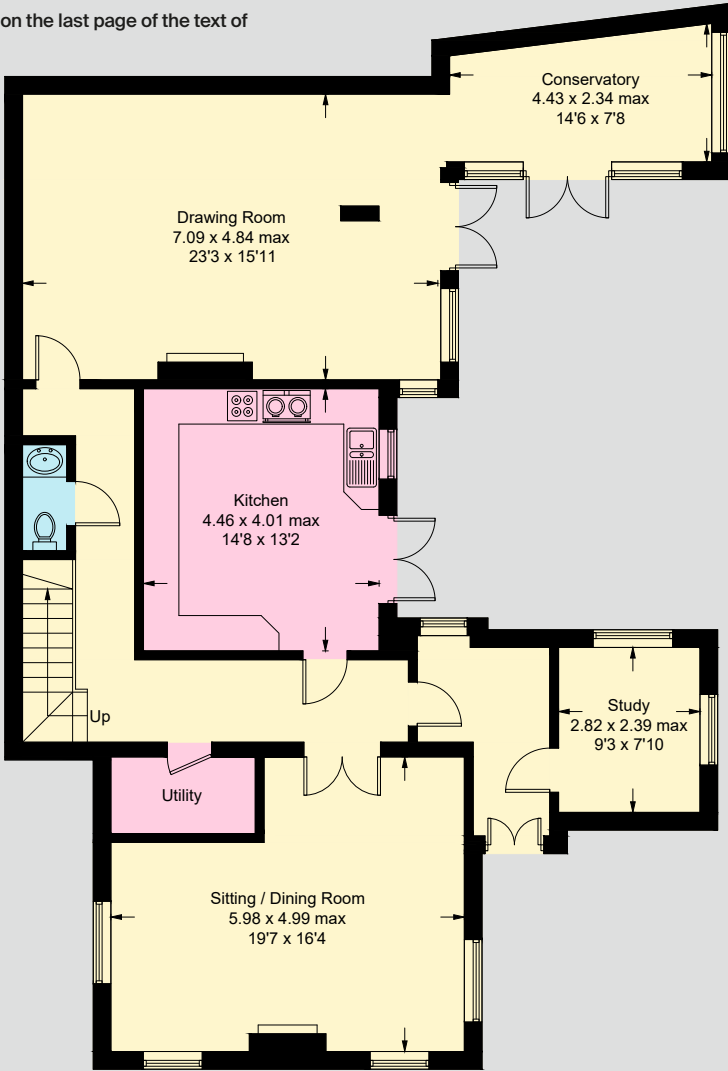




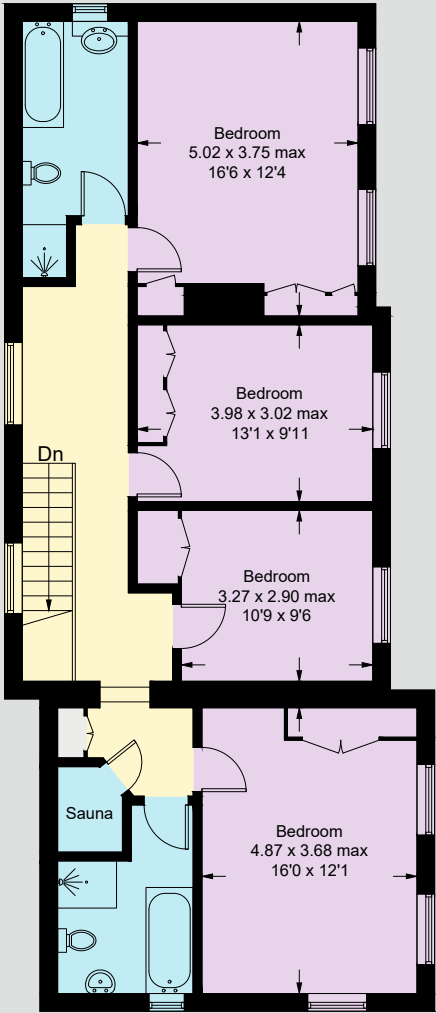
FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 210.73 sq.m / 2,268 sq.ft
Outbuildings: 49.4 sq.m / 532 sq.ft
Total Area: 260.13 sq.m / 2,800 sq.ft

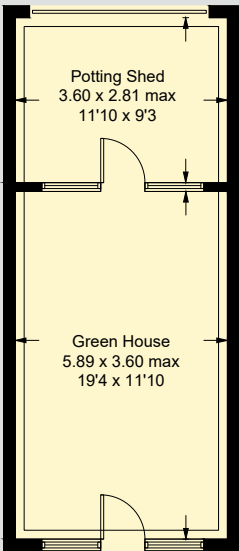
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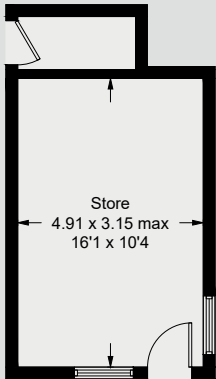
Ground Floor



First Floor



Outbuilding
(Not Shown In Actual Location / Orientation)



Outbuilding
(Not Shown In Actual Location / Orientation)



Gardens and Grounds

The garden and outdoor areas have been well thought out and maintained. A tiled patio area to the rear of the property is accessed from the kitchen, drawing room and conservatory room, which is paved with the original cobbled stable flooring. There's a grassed lawned area, mature flower beds, a greenhouse, a potting shed and a vegetable patch.

Property Information

- Tenure:** Freehold
- Services:** Gas fired heating mains drainage and electricity.
- Local Authority:** Cotswold District Council
- Council Tax:** Band G
- EPC:** E
- Guide Price:** £1,000,000
- Postcode:** GL7 5UP
- Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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