



SOUTH CERNEY HOUSE

Station Road, South Cerney, Cirencester, Gloucestershire



A STRIKING SIX BEDROOM PROPERTY HIDDEN WITHIN GATED GROUNDS OF APPROXIMATELY ONE ACRE

Featuring expansive gardens, a hydro pool swim spa, and a Padel Tennis Court.

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Postcode: GL7 5UE
What3Words: ///decently.yacht.impulse
Tenure: Freehold
Services: Mains water, drainage, electricity and gas
Local authority: Cotswold District Council
Council Tax Band: H
Guide Price: £2,350,000
Viewings: All viewings strictly by appointment only through the vendors’ sole selling agents, Knight Frank LLP.

SITUATION

South Cerney is a vibrant and well-served village, offering an excellent range of local amenities. Including three popular pubs, an Indian restaurant, a fish & chip shop, and two convenience stores. As well as this, there is a chemist, a doctor’s surgery, a dentist, and a village primary school with a pre-school and after-school club.

Easy access to the M4 (Junction 15 – Swindon) and the M4/M5 interchange at Bristol. The nearby Kemble train station offers direct services to London Paddington (approx. 70 minutes) and Cheltenham.

Education in the area includes South Cerney Primary School, Cirencester Deer Park, Kingshill School, Farmor’s School (Fairford), Malmesbury School, Beaudesert Park, Rendcomb College, Cricklade Manor Prep, Marling School and Stroud High (Stroud) and Pate’s Grammar School (Cheltenham).

There is racing at Newbury, Cheltenham, and Bath racecourses. As well as polo at Cirencester Park Polo Club, and hunting in the surrounding countryside. There are a good number of local golf courses, such as South Cerney Golf Club, Oaksey Park, Cirencester, and Minchinhampton Golf Clubs. A wide range of water sports activities is available throughout the Cotswold Water Park. Extensive walking, cycling, and riding via a network of local footpaths and bridleways across South Gloucestershire and North Wiltshire.

Distances: 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. (All distances and times are approximate)





THE PROPERTY

Tucked away within a mature and highly private plot in the heart of a sought-after, well-served village within the picturesque Cotswold Water Park, South Cerney House is an exceptional modern residence offering luxurious living in a peaceful, secluded setting.

Set within approximately one acre of beautifully landscaped, gated grounds, this impressive detached home has been extensively renovated to an impeccable standard, combining striking architectural design with premium finishes.

The property has been thoughtfully designed for versatile contemporary family living, with expansive aluminium-framed windows that flood the interiors with natural light and frame views of the stunning gardens. The kitchen is a standout feature, with sleek modern cabinetry and high-specification integrated appliances. Each bathroom has been individually styled with a clean, contemporary aesthetic.





GARDENS AND GROUNDS

Approached via large wooden electric gates and set behind a high stone wall, the property offers a generous gravelled driveway with extensive parking. There is space for a large garage if desired; planning permission for a triple-bay garage with annexe was previously granted (now lapsed).

To the rear, a large south-facing terrace provides an ideal space for al fresco dining and entertaining, complete with an outdoor kitchen. The mature, landscaped gardens have been carefully designed to create a tranquil and functional outdoor retreat.

Additional leisure features include an all-weather padel tennis court, a basketball court and a luxurious hydro pool swim spa.





Approximate Gross Internal Area
The House= 412.6 sq m / 4441 sq ft
Outbuildings = 6.8 sq m / 73 sq ft
Total = 419.4 sq m / 4514 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Georgina Mason
01285 882 004
georgina.mason@knightfrank.com

Cirencester
One Market Place
Cirencester
GL7 2PE

knightfrank.co.uk

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