



**1 Oak Way, South Cerney, Gloucestershire, GL7 5XX**  
**Asking Price £495,000**

**Cain & Fuller**

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**Cain & Fuller**

An opportunity to present a distinctive and unique home located within the highly sought after village of South Cerney to the south of Cirencester and within the heart of the Cotswold Water Park with all of the amenities and facilities that it has to offer. The village is also well situated for the business commuter with great road and rail links to all business centres in the south west including London. The current vendors have extended and improved this property in the recent past to now offer an established and practical family home within walking distance of schools and all facilities that the village has to offer. Externally the property benefits from mature and secluded gardens with off road parking and a detached single garage as well as the added benefit of a hardstanding area ideal for parking a caravan/mobile home. Flexible four bedroom houses are always sought after in the village we urgently viewing of this attractive family home through Cain & Fuller in Cirencester.

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## **South Cerney**

The village of South Cerney has a range of local amenities including a Post Office and newsagents, Co Op general store, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course. The village offers excellent communication links for the business commuter with great access to both M4 & M5 motorways and a commuter railway station in the neighbouring village of Kemble a London Paddington daily service.

## **Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton,

Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

## **Description**

Number 1 Oak Way occupies a large corner plot with established and secluded gardens, entrance door leads to an entrance porch with coats hanging space and has door leading to the large reception hallway. The hallway has stairs leading to the first floor accommodation with storage under, door to practical downstairs WC ideal for families or entertaining. In recent years the accommodation has been extended by the present vendors to the ground floor there is now a large dual aspect lounge with double doors giving access to the rear garden, dual aspect dining/family room and an extensively fitted kitchen/break fast room fitted with a comprehensive selection of storage and integral appliances. From the kitchen there is also direct access to the rear and side of the secluded and secure garden ideal for families or small animals. The first floor benefits from four family sized bedrooms the master of which boasts a useful en-suite shower room, an additional family bathroom services the other bedrooms. The house is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows. A flexible well proportioned family home in a popular location.

## **Outside**

The property occupies a large corner plot with established lawned garden to the front with path giving access to the front of the house, there is also side gated access to the enclosed family garden. To the side of the property there is a detached single garage with storage, person door to garden and parking to the front. There is also gated access to an addition hardstanding ideal for storage of a caravan or motorhome. The main family garden is to the rear and side of the property being mainly laid to lawn with established patio are to the rear and side of the house, the garden provides a safe and secure environment for small animals or young children as it is fully enclosed.

## **Detached garage**

To the side of the property there is a detached single garage with storage, person door to garden and parking to the front. There is also gated access to an addition hardstanding ideal for storage of a caravan or motorhome.

## **Tenure**

Freehold

## **Council Tax**

Band D

## **Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

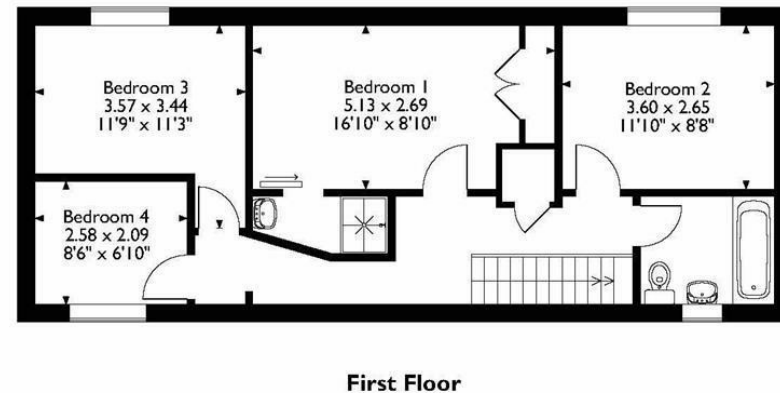
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line 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 the seller





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