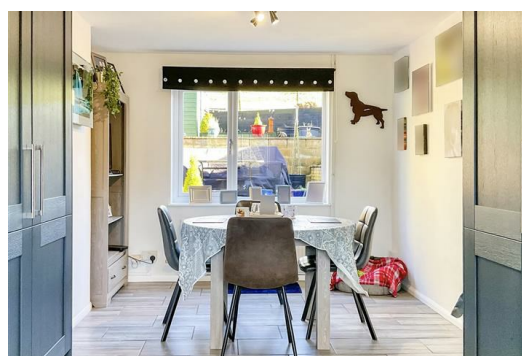




## **2 Bankside North Cerney, Cirencester, GL7 7DA** **Asking Price £422,500**

A superb opportunity to acquire an extended three bedroom semi detached family home located in the highly desirable village of North Cerney in glorious Gloucestershire countryside. The village benefits from a popular primary school, Public house offering real ales and family dining all year around, a selection of village clubs and associations in the village hall open to all residents. The village is surrounded by stunning countryside ideal for country pursuits with a further selection of amenities in surrounding villages such as post office village stores and local doctors surgery. Number 2 Bankside offers an opportunity to be part of this wonderful village life style, the property benefits from flexible and well proportioned family living space with the benefit of Wood burner to the principal reception space, a dual aspect kitchen/dining/family room with extensive contemporary fitted kitchen with an array of high specification appliances, extension providing utility room with downstairs WC and all important back door for those dirty dogs after walking. To the first floor there are three well proportioned family bedrooms and a white contemporary family bathroom, and also access via additional stair case to a large loft room used by the present vendors for a variety of uses. The house is warmed by an efficient oil fired heating system complemented by Upvc double glazed windows and doors. Externally there are good sized well tended gardens with the benefit of views over open farmland and the village to front and rear. We would urge early viewing as houses in this village are so rarely available.



**North Cerney**

North Cerney is a village and civil parish in the English county of Gloucestershire, and lies within the Cotswolds, a range of hills designated an Area of Outstanding Natural Beauty. The village is 4 miles (6.4 km) north of Cirencester within the Churn valley. It was recorded as Cernei in the Domesday Book. Within the village there is a thriving primary school, well supported local public house and a village hall which hosts a large range of local clubs and associated social activities. Well situated for the commuter with road and rail links to all main business centre in the south west nearby.

**Near by 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

**Outside**

The front of the house is accessed via a pathway of Dark Lane with individual path to front entrance door and side gate to the back door and rear garden ideal for dirty dogs after walks. The present vendors have created a structured and attractive back garden with the outstanding benefit of backing onto open farmland. The garden is low maintenance with large open slab edged and gravelled areas accessible all year around. There is a log store and large timber storage shed, the whole is enclosed providing a safe and secure environment for young children or small animals with gated side access.

**Viewing**

Through Cain & Fuller in Cirencester

**Council Tax**

Band C

**Tenure**

Freehold

**Agents Note**

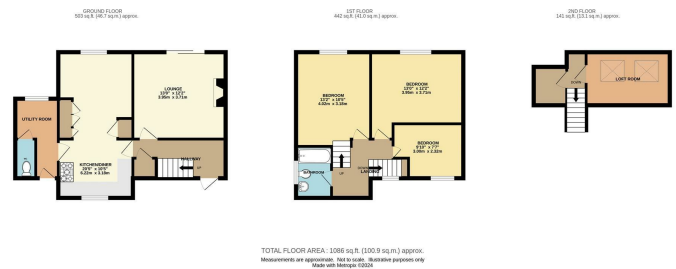
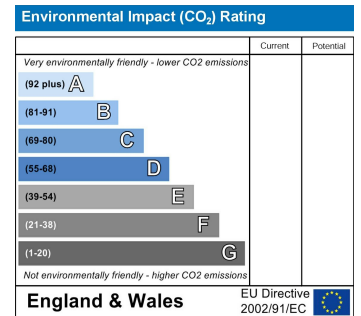
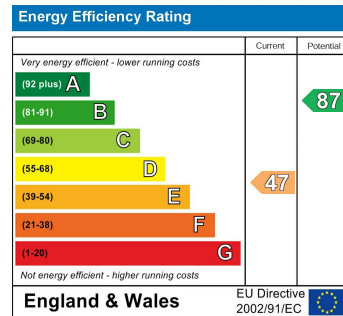
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements 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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