



1 Bankside, North Cerney, Cirencester, GL7 7DA **Asking Price £364,950**

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 1Bankside offers an opportunity to be part of this wonderful village life style, the property benefits from flexible and well proportioned family living space with a dual aspect kitchen/dining/family room boasting a fitted kitchen with a good range of built-in storage. To the side the house there are two extensions providing a useful utility room/downstairs WC, entrance porch with good coat hanging space and inner hall giving excellent storage space with door leading to the kitchen. To the rear of the house a large lounge gives a pleasant aspect onto the enclosed rear garden. To the first floor there are three well proportioned family bedrooms and a white contemporary family shower room with window to side. The house is warmed by a series of thermostatic heaters which are complemented by Upvc double glazed windows and doors. Externally there are good sized 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.

Nearby 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

There is a good sized garden to front, side and the rear of the property with a selection of seating/playing areas. To the front of the house there is a long pathway which is gated and gives access to long pathway to the property. To the side there is an established garden with space for outside dining and play space for your children or small animals. Side access leads to an established tiered garden with established shrubs, pond and small workshop/storage shed, this garden area has the benefit of backing onto beautiful open farmland with open views.

Parking

The vendors parks in Lane to the front of the property which is in the heart of the village, parking is unrestricted and is easily available on a daily basis

Viewing

Through Cain & Fuller in Cirencester

Council Tax

Band C

Tenure

Freehold

EPC

To follow

Agents Note

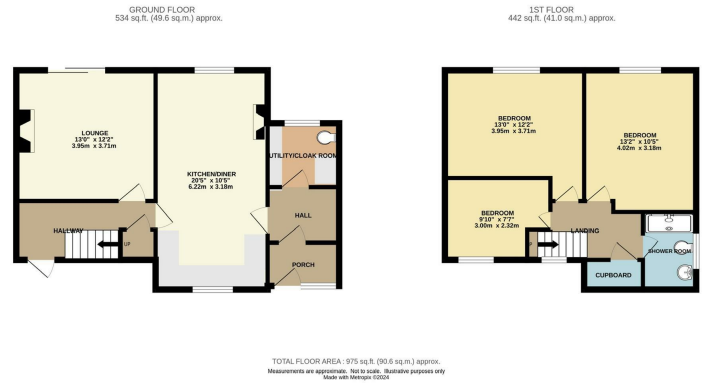
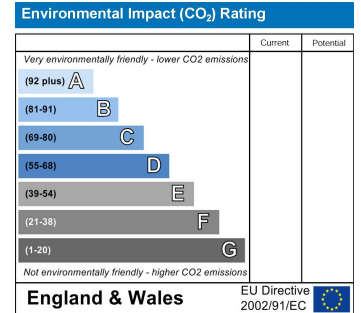
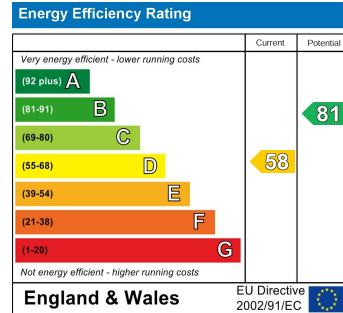
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not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

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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