



**17 Riverway, South Cerney, Cirencester, GL7 6HZ**  
**Chain Free £439,950**

**Cain & Fuller**

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An opportunity to acquire an extended semi-detached bungalow located within Riverway in the very heart of South Cerney, one of the highly sought after villages within the Cirencester area. South Cerney has a full range of amenities and facilities and all of these are within level walking distance of the property in Riverway; amenities include doctors, dentist, pharmacy, library, range of village shops including Post Office and public houses. 17 Riverway offers a great opportunity to acquire a greatly extended three bedroom semi detached bungalow located in a quiet and sought after position with the benefit of surrounding gardens and a view over open farmland to the rear. The property also has a large single garage to the side with a driveway and parking for two cars. We are able to bring the bungalow to the market in a chain free position and urge early viewing of this extended semi detached home in the very heart of south cerney.

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## **South Cerney**

The village of South Cerney has a range of local amenities including a 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

## **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**

The living space benefits from a large light lounge to front, extended kitchen/dinner to rear with ample space for dining room table and well fitted kitchen area giving views to the sunny garden and open fields beyond. A large garden/family room has been added to the rear giving direct access onto the secluded and sizeable rear garden. Three bedrooms are located to the side of the accommodation all of a good proportion and are serviced by a modern white family bathroom. The living space is warmed by a gas fired central heating system which is complemented by Upvc double glazed windows and doors. Many other residents have converted the loft space to provide additional bedroom accommodation subject to planning approval.

## **Outside**

To the front of the property there is a good sized low maintenance garden, gravelled with some raised beds and a levelled path leading to the front door, some of this area could be reutilized as additional parking with an approved drop kerb. To the side of the property there is a driveway in front of the single attached garage with parking for two cars and a gated access to the rear garden. The rear garden is an outstanding feature of the property being of a fantastic size and benefiting from a high degree of seclusion with the added benefit of backing onto open farmland. Contained within the garden there is a large glazed greenhouse and a good sized shed/workshop. The garden is fully enclosed providing a safe and secure environment for small animals or young children.

## **Council Tax**

Band C

## **Attached Garage**

The property benefits from a large single garage attached to the side of the bungalow with electric entrance door, power and light, personal door to the garden room.

## **EPC**

To follow

## **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.

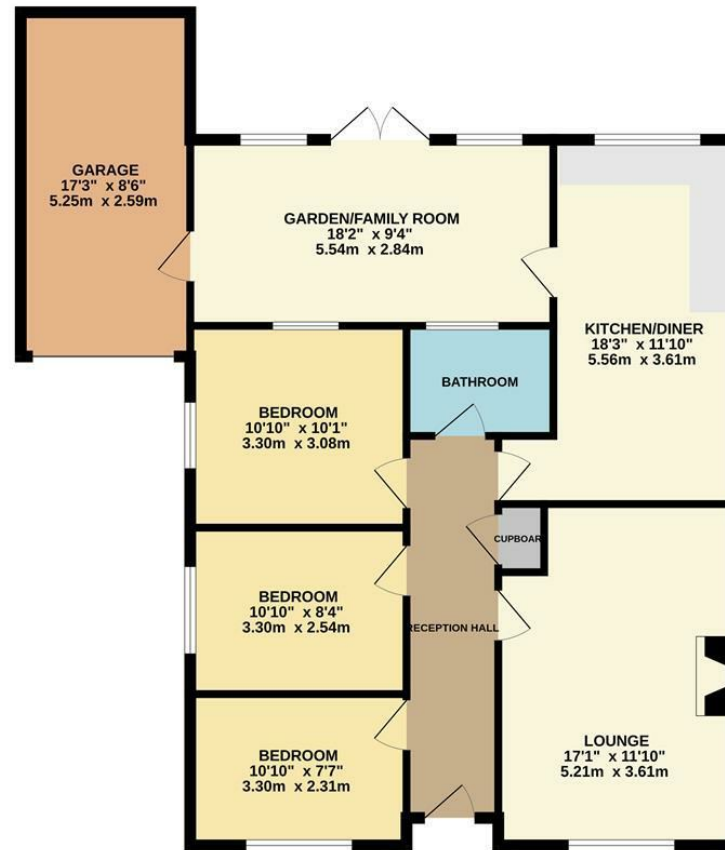
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





GROUND FLOOR  
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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